



OTTERSHAW PARK ESTATE COMPANY LTD & OTTERSHAW PARK WOODLAND LTD

Minutes of the Annual General Meeting of both OPEC Ltd and OPW Ltd

**Held at Christ Church Hall Guildford Road, Ottershaw
on Thursday 27 November 2014**

The meeting was opened by the Chairman at 8.05pm. In attendance were 28 members representing 18 properties. The Chairman welcomed everyone present.

Apologies:

Were received from : Iorwerth Evans; Barry Percy; Hugh and Olivia Towie, who provided proxies.

1.) Minutes :

The minutes of the Annual General Meeting held on the 28 November 2013 were discussed.

Minutes approved

Proposer: John Gower Seconded: J Smart Vote in favour: 16

2.) Chairman's Report

The Chairman informed attendees that since the previously circulated Financial Report had been issued an additional cost had arisen for gully replacement and road repairs which, pending quotes, could be in the order of £3-5k. The cost will come out of either the 2014 budget or the 2015 plan.

The following formal business was then transacted:

3) Management Accounts & Service Charge for 2015

John Gower briefly referred to the circulated accounts for the 12 months ending 31 December 2014. He informed us that the planned surplus of £1795, given the new expenditure mentioned by the Chairman in item 2, could show as a loss. He also reminded us that should there be a need for something substantial such as bridge repairs this would have a big impact on OPEC 2015 finances.

4) Accounts & Remuneration

To appoint Henibay Ltd as auditors to the Company and to authorise the Management Committee to agree their remuneration.

Proposer: G Selvarajah Seconded J Athersuch Vote 15 in favour

5) The proposal for keeping the Annual Maintenance fee at the same level of £225.

Proposer: C Lemon Seconded: Ray Vincent Abstain: Ryan Mooney Vote: 18 in favour

6. Appointment of the Management Committee

For members to approve the Management Committee for 2015 & to approve the current arrangement that the OPEC Management Committee act as the Directors of OPW for 2015.

Currently:

Freeholders (1-14, 26-29)	Nigel Eastment/Mick Roche
Freeholders (15-25a)	John Athersuch/Elizabeth McEntaggart
Tulk House	Simon Wilcox/John Gower
The Mansion	Mary Turner/Reidun Karlson

Tulk House representatives informed us that Simon Wilcox would be their representative and J Gower was happy to be the deputy.

Proposed: Chris Lemon Seconded: M McHugh Vote in favour: 17

7. Any other Business

Suggestion by Sandy Goldblatt from Tulk House for more attention to be paid the leaves and moss covered entry to the Park. It was agreed that Sandy would forward a cost estimate for Tulk gardeners to do a clean on their visits for the OPEC committee to consider.

Aileen Egan raised the issue of individual gardeners blowing leaves on to other neighbouring land. Nigel Eastment agreed a note would be sent to all owners to state that all garden debris should be taken off site.

Ryan Mooney from Tulk believed there was an issue with the tennis courts (broken net cord) which Nigel Eastment agreed would be resolved.

S Goldblatt asked that when missives are going out to the Park that it should be mentioned to dog owners that the Tulk House fountain contains bleach. And also to parents whose children may dip their hands into the water.

John Athersuch asked everyone if they would prefer a stop sign or white junction lines at the junction over bridge - a show of hands decided on lines.

Various people mentioned the severe damage to the A319 in both directions outside the Park. Ryan Mooney mentioned that the <http://www.FixMyStreet.co.uk> website is good public way to report such issues and the information will be sent to Runnymede.

The Chairman introduced Chris Hobbs (Director) & Barry Hodgkinson (Airport Manager) from Fairoaks Operations Ltd,(FOL), the licensed operator at Fairoaks Airport.

Chris Hobbs gave an overview of the impasse that exists on the airport due to the complex land ownership of two parties: RBS and Private Investors. Although FOL is the airport operating authority they rent all the assets from the two owners, making it more expensive to operate. There is a "no development clause" on the privately owned part of the airfield until 2017 due to a condition on the purchase. The licensed operator's approval is required for any development on the undeveloped part of the airfield. Normal planning rules apply on the developed areas. The result is that any development is difficult until the airport is reunited under a sole ownership.

When asked about the potential for jet aircraft at Fairoaks Chris told the members that runway length determines the type and size of aircraft served by the airport. No runway extension is being considered; apart from all necessary permissions it is estimated one could easily spend £20m or more on total refurbishment but a much lesser sum for additional work to the existing runway, taxiways, apron and instrument landing equipment" Any larger aircraft needs are catered by Farnborough Airport.

Barry outlined local flying procedures and explained the relationship between Heathrow /Farnborough/Fairoaks, also how complaints from the public are analysed/addressed. Chris and Barry detailed the instructions to pilots which included 3 local 'avoidance areas', one of which is the Ottershaw Park Estate. Pilots should not be 'overflying' the estate and OPEC members were encouraged to give feedback to notify the airport of transgressors.

Comment and complaints can be made by calling: 01276 857300 or email the airport on info@fairoaksairport.co.uk

The Chairman thanked Chris and Barry for an interesting and informative presentation.

There being no further business the Chairman again thanked members for attending and closed the meeting at 9.50pm

Nigel Eastment
Chairman
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