



OTTERSHAW PARK ESTATE COMPANY LTD & OTTERSHAW PARK WOODLAND LTD

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

**Held at Christ Church Hall Guildford Road, Ottershaw
on Thursday 24 November 2016**

The meeting was opened by the Chairman at 8.00pm.

The Chairman welcomed about 20 residents representing 13 voting properties

Apologies:

Were received from: Mary Turner.

1) Minutes:

The minutes of the Annual General Meeting held on the 26 November 2015 that were previously circulated were approved:

Proposer: Chris Lemon Seconder: John Athersuch Vote in favour: 13
no objections or abstentions.

2) Chairman's Report

The chairman highlighted a few aspects of the circulated report

Personal changes on the Management Committee required property transfers to be dealt with by a local solicitor to ensure legal aspects are fully covered. Members were invited to contact the committee if they wished to get involved with estate matters.

Members were updated on various matters affecting the woodland, including fencing a 'newly discovered' section, walkways and tree works.

Although there were various works needed on the estate the maintenance charge would remain at £250.

The total OPEC and OPM spend on tarmac in 2016 was over £26,000, demonstrating that substantial financial Reserves are necessary for any significant work on estate roads.

There had been £5,000 exceptional expenditure on drains during 2016 and members were told the £4,400 lighting upgrade was still outstanding. Anticipated costs of £13,400 for tarmac and balustrade repairs to the bridge had been carried over,

The Guided Tour of Ottershaw Park, linked with the Ottershaw Open Gardens Scheme (at Tanglewood) had been a success.

The 2 planning applications on Willow Farm were still outstanding and the Chairman still had not further information from RBC to pass on to members.

The following formal business was then transacted:-

3) Report on Financial Accounts

The Financial Accounts for the year ended 31st December 2015 with the auditor's report were discussed and accepted by a unanimous vote of the membership present.

Proposer: Sandra Goldblatt Second: Chris Lemon Vote in favour: 13
no objections or abstentions.

4) Accountants & Remuneration

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

Proposer: John Gower Second: John Athersuch Vote in favour:13
No objections or abstentions.

Members were told that Customs and Excise advised that we have not paid tax for several years, but as we are a not for profit company and limited by guarantee, we are liable for tax only on interest received from our deposit account.

5) Budget 2017

The Chairman asked if there were any queries on the budget previously circulated -as there were none votes on the resolution ensued:-

i) That a general service charge be agreed for 2017 in the sum of £250.00 payable on 1st January 2017, and the Management Accounts accepted

Proposer: Chris Lemon Second: Barry Purssey Vote in favour: 13
No objections or abstentions.

6) Appointment of Management Committee

For members to approve the Management Committee for 2017

Freeholders (1-14, 26-29)	Nigel Eastment/Mick Roche
Freeholders (15-25a)	John Athersuch
Tulk House	Margaret McHugh/John Gower (Company Secretary)
The Mansion	Mary Turner/Reidun Karlson

Proposer: Chris Lemon Second: Barry Purssey Vote in favour: 13
No objections or abstentions.

ii) For members to approve the current arrangement that the OPEC Management Committee act as the Directors for OPW for 2016.

Proposer: Chris Lemon Second: Barry Purssey Vote in favour: 13
No objections or abstentions.

7) Any other business

Planning Matters: The chairman detailed the scale of the various developments in both Runnymede and surrounding boroughs which would have a huge impact on Ottershaw and local infrastructure.

Robbie Sampson raised the potential for significant development to the A320 to deal with increased traffic wanting to join the M25.

On other matters the Chair advised that RBC has few enforcement officers. He encouraged members to communicate their opposition to the traveller site to RBC. Chris Lemon suggested raising awareness with local media – newspapers, radio.

The lane to Tanglewood Road was discussed.

Sandy Goldblatt proposed an OPEC contribute towards Tulk House Christmas Lights, which due to their location many consider to be provided by OPEC. This was supported by the members present.

In response to comments on aircraft overflying Ottershaw Park the Chair advised s to log their complaint direct to Fairoaks via their web site.

The meeting closed at 9.10pm

