

**Minutes of the Annual General Meeting of the Company held at Christ
Church Hall, Ottershaw, Surrey on Thursday 27th November 2003 at
8.00pm.**

Apologies were received from Mr & Mrs B Purssey and Mr & Mrs Sampson.

Minutes. The minutes of the Annual General Meeting held on the 28th November 2002, having been previously circulated were taken as read, approved unanimously and signed by the Chairman as an accurate record of the meeting.

Chairman's Report. The chairman reviewed his report, which had been previously circulated. The following formal business was then transacted;

1. Report of the Management Committee and Financial Accounts for the Year ended 21st December 2002.

The secretary reported on the accounts. On a motion proposed by John Athersuch, seconded by Neil Morgan, the Accounts and Report were approved unanimously.

2. Auditors and Remuneration.

On a motion proposed by John Athersuch, seconded by Neil Morgan the reappointment of Kew, Ford & Co registered auditors of Chobham as auditors to the Company was approved unanimously. Their remuneration is to be determined by the Management Committee.

3. Budget 2004.

The Secretary reported on the Accounts and projections, referring to the substantial increase in public liability insurance cover, the sewerage scheme, and the company's reserve funds. On a proposal from Chris Lemon, seconded by Len Rogers the following resolution was approved unanimously, "That a general service charge be agreed for 2004 in the sum of £140 payable on 1st January 2004."

4. Appointment of the Management Committee.

The chairman confirmed that the existing members of the committee were prepared to continue. With the general agreement of the members the Management Committee was elected to serve by a single unanimous vote, as follows:

Freeholders (nos 1-14, 26-29)
The Bothy (nos 15-25a)
Tulk House
The Mansion

Nigel Eastment, back up Neil Morgan
John Athersuch, back up Carol Athersuch
John Gower, back up Iorwerth Evans
Ken Peters, back up Mark McDonald

5. Any Other Relevant Business

Travelers (Willow Farm). The Chairman reported on the action taken by the Committee and thanked everyone for their support at the informal hearing, which had forced a change to a public enquiry scheduled for the 6th & 7th January 2004, when members ongoing support is requested. As OPEC, OPM and Tulk House have identical interests we are all being represented at the enquiry by Russell Jacobs. The meeting heard that committee's view was that Runnymede was doing what it could to enforce planning regulations. In response to a specific question from the chairman, the meeting confirmed it's unanimous approval for the action taken and the ongoing plans for the enquiry.

Road Signs at the Entrance. Although it was appreciated that the recently erected chevron signs were intended to reduce risk on a dangerous stretch of road, it was felt that relocation would improve vision for drivers leaving the estate. The chairman undertook to take the matter up with the appropriate authority, probably Surrey County Council.

Salt for Roads in the Park. The meeting discussed the difficulty in providing salt/grit in the winter months and the lack of storage facilities, for comparatively few occasions. However the problem would be reviewed with particular reference to the steep slope by 21 Ottershaw Park.

Improve Entrance. There was general support for tidying up the entrance by keeping weeds under control and planting bulbs, although some cautioned that going beyond that could draw unwanted attention to the estate.

Water Flooding. The members at 20 & 21 reported problems with the volume of water running down the hill in front of their homes in very wet weather, and old or inadequate drains. The residents felt OPEC should accept responsibility although the committee had previously been advised that the original builders should have made provision, and that remedial works were a liability for the householders. The Chairman undertook to investigate further, but warned that any effective solution would be expensive to implement.

Road Humps. A resident complained that their car grounded on the humps on the estate. Members recalled the pressure to install the humps in earlier years. The problem affects a small number of vehicles, but the Chairman agreed to review the matter but warned that any significant change would probably be expensive.

The chairman closed the meeting at 9.15pm. Most members stayed to view the exhibition of memorabilia and photographs of Ottershaw Park collected by John Athersuch, while enjoying the excellent and extensive range of cheese and wine, and to continue with informal discussions

Nigel Eastment - Chairman.

Distributed December 2003

To be approved at the AGM in 2004.