

ROUSDON OWNER'S AND RESIDENTS' ASSOCIATION MINUTES OF THE ANNUAL GENERAL MEETING 2018 HELD AT PEEK HALL ON SUNDAY 3 JUNE 2018 AT 11AM

Present: 55 members of the Association were present.

1 Welcome and Apologies:

Members were welcomed by Neale Moss (NM) Chairman.

Apologies were received from Roy and Jan Jones, Glenys & Graham O'Neill, Patrick, Per and Ulla-Britt Ytting, Fran Chamberlain, Peter Shawyer, Allison and Graham Mackrell, Peter and Christine Barradell, Ian and Rebecca Harries, David Tollafield.

2 Minutes of the 2018 AGM:

The Minutes were agreed as correct with one correction to para.7(vi) "John" to replace "David" and reference the "task being undertaken by the whole team". (Updated:JC).

3 Officers' Reports:

(a) Chair's Report. The Chair highlighted concerns raised with ROAR during the year. Increasingly there had been reports of "poor" behaviour including speeding on the Estate, problems in peak periods with car parking, dog fouling on the main pathways, and inappropriate use of rubbish bins in Stable Courtyard. The Chair had undertaken to speak to holiday-let companies about the car parking issue but this required more monitoring to provide robust data to support concerns. It was incumbent upon residents to be vigilant and flag problems when they arose. Residents who let properties should include, in the brochures, a reminder to visitors that this was NOT a holiday village but a residential Estate.

The Chair highlighted how fortunate we were to have an excellent group of volunteers to help maintain the Estate's woodlands and paths which had been transformed during the previous 12 months. A special vote of thanks was raised to Mike Hughes and the team of volunteers for all their hard work on our behalf.

The beach clean last year had been very successful and the Chair thanked Mary Hansell and the group of volunteers who had turned up on "boat day" to remove the rubbish. A special thanks too to the "Boat" team for all their help on the day.

(b) Resignations and New Appointments.

The Chair informed the AGM of the resignation of Tony Cox and Nicholas Vaigncourt-Strallen. Both had served on the Committee for a number of years and their contribution has been highly valued and would be sorely missed.

Three residents had responded to the appeal for new members. Unfortunately, one application had no proposer or seconder and therefore could not be considered at this time. The Chair put to the AGM that the remaining Committee Members together with the two new nominees: John Broome and Eddie Browne, be confirmed as the Committee for 2018/19. This was agreed.

(c) Change to the Constitution. The proposed change to Article 2 of the constitution circulated with the AGM Agenda was agreed. A copy of the revised Constitution is attached.

(ii) Treasurer's Report.

The Treasurer presented the ROAR Accounts for the year to 31 January 2018. SS noted that the loss on the BBQ had resulted from last year's cancellation but these costs would be recovered this year. Prize money for the 100 Club had been paid out on the basis of 114 members but unfortunately 3 members had not paid their subscription so the monies should have reflected 111 members. A total of £720 had been donated from ROAR to the tree fund during the year. The AGM supported a special vote of thanks to SS.

(iii) Estate Matters and Maintenance. Nicholas Vaigncourt-Strallen (NV-S) reported that some of the flint walls bordering the bridle path had been repaired, particularly around the entrance leading to the car parks by The Stables. More repairs were in hand. The flint wall at the main entrance, badly damaged by a car, was repaired after the owner's insurance company agreed to pay for the repairs and permission was obtained from EDDC to rebuild the wall and block off half the road to ensure the safety of the contractors. There were general pothole repairs carried out to the main roads on the

estate but a few new ones have appeared. Parts of the wrought iron fences bordering the East Drive leading from the main estate road to The Water Tower have been damaged over the years. Barry Moore and volunteers cut out the damaged portions and these have been replaced with new fencing. Barry, with his small team of helpers refilled the potholes along the East Drive using his Mechanical digger, dump truck and compactor. Barry, with the help of the Colliers repaired damaged steps on the beach path. More work is required on the banisters. New gravel has been spread on the carparks where the surfaces were worn. Cleaning of the rain water drains is underway. The Chair proposed a special vote of thanks to NV-S for his significant contribution to ROAR; to Barry and his team and to AH for all their efforts during the last year to keep the Estate in prime condition and within budget.

(iv) Environment.

Tony Cox introduced the session, noting this would be his last as a member of the ROAR Committee. Special thanks were recorded to Mike Hughes and Martin Healy for their contribution.

Mike Hughes gave a talk on the Tree Plan noting that it was now 4 years since AH had taken on the responsibility. A key initiative was to create space in the woodland by clearing the laurel and thinning-out where appropriate. Each identified area was carefully considered for future use/planting and expertise and advice always sought. The East Devon Forestry Commission representative had visited the Estate and fully supported our approach, congratulating residents on their efforts noting that it was rare for an Estate of this size to be so well managed by the residents. MH went on to highlight the benefits to residents from the woodlands which were an integral aspect of the health and well-being of the community – as recognised by the Japanese practice of forest bathing “*shinrin yoku*” – whether by working or walking in the woodlands. MH proposed a vote of thanks to the whole team who had contributed to the progress of the Tree Plan during the year. In response to a question about Ash die-back, MH said that EDCC believed that our Ash was in good health bar old age. Whether the Estate would suffer eventually from the die-back was hard to predict. No Ash was being planted and efforts were focussed on taking care of the existing trees. MH also noted the tree work being undertaken by contractors on the Sheep track behind Rooks Acre on Monday 4th. Contractors had to be employed because of the proximity to the overhead cables.

Martin Healy gave a short talk on the estate’s wildlife. Since last year 10 Tawny Owl boxes and 8 Bat Boxes had been installed. A special thanks was noted to Paul Williams who had offered to provide the materials for the boxes but had in practice also helped construct them. Careful monitoring of the boxes was underway and so far there was a possibility of one box being in use. The Estate has taken part in the Devon Bat survey for the last two years, noting the presence of 8-10 species. The Survey would be undertaken again this year and anyone interested in taking part should contact Martin. The traditional farming methods employed by the Colliers contributed to the abundance of wildlife on the Estate. The numbers of swallows were down this year but this was cyclical and not yet a concern. A trail camera was employed to monitor the wildlife, thanks to David Tate for sharing the video footage (Youtube – Rousdon Estate Trailcam). The presence of grey squirrels was a continuing concern due to the damage they were causing to the tree canopy and bark and to the birds. AH had agreed to sanction a cull as the only means of managing the problem. Finding a balance between managing the estate for the benefit of wildlife and residents was an overarching objective. In the longer-term consideration should be given to initiatives such as establishing 10 yard wide set-aside strips along the field edges to provide valuable wildlife habitat. The loss of some revenue from farming could be offset by more voluntary effort from residents. Everyone living on or visiting the estate was urged to get involved with the maintenance of the estate by volunteering to assist with planting, weeding etc. A plea was made for everyone to adopt a zero tolerance policy towards litter on the estate and to pick up rubbish. Concern was expressed about rodent activity and it was confirmed that pesticides were not sanctioned on the estate. Instead residents should consider traps.

4 Social Activities. Jill Tollafield read out Jan’s Report (which is attached). Key points were that the group had started in 2008 to provide a wide range of social activities for residents; disappointment over cancelling the 2017 BBQ, the success of the traditional events including the Christmas Meal, Carol Singing – for which a special thanks to Per and Ulla-Britt Ytting, Patrick Ytting, Lynsey Rowe, Brod Bass, Geoff Cowan, Warwick Bergin and Judith Ellard. The coffee mornings continued to be successful and also the Ladies Lunch Group organised by Jane Healy. The rambles led by SS had

got off to a good start despite the weather. Future events to note include: the next ramble on Wednesday 27 June, Summer BBQ on Sunday July 8th, Christmas meal on Sunday 9 December,

5 The Rousdoner. This was Taylor's 8th year as Editor and while he was happy to continue in the role anyone interested in the role either full-time or on an ad hoc basis would be very welcome. The practice of guest editors during last year had been successful and provided a welcome variety in style. Special thanks were noted to all the regular contributors whose contribution was very much appreciated. Thanks were also noted to Tony Cox whose specials on the trees and the birds and flowers provided a fantastic record of the estate in perpetuity.

6 Neighbourhood Watch. Mary Hansell provided a written report to the meeting (attached). The key points include two crimes reported on the Estate in the course of the year. The speed-watch had recorded 3900 offenders doing in excess of 46 mph resulting in warning letters, including one vehicle travelling at 67 mph which was being investigated. New members are always welcome.

7 Items of Interest to Members

(i) An appeal was received from Ralph Myers about vehicles using the track alongside nos 1-3 of The Gardens and the Owl House. This posed a safety issue given the proximity of the residents' gardens and was not sanctioned for use by vehicles. Residents were asked to remind contractors etc to use the track alongside the Coast House for access to the recycling area. This prompted a discussion about "rights of way". The owners of the Owl House reminded the meeting that the track to the south of the Walled Garden was private and while there was no objection to residents using this, the gates would periodically be closed to avoid providing a prescriptive right of way. It was agreed that it would be useful to recirculate the map produced by MH last year- possibly with the Rousdoner.

(ii) Eddie Browne informed the meeting that the ultra-fast broadband roll-out in Rousdon looked to be brought forward to this Autumn finishing qtr1 2019. This required fibre to be laid direct to properties and digging trenches. The ensuing discussion noted that BT would require permission, a survey would be needed to see whether existing pipes would suffice, some properties would be served by overland pipework from Seaton, and the terms of compensation would need to be explored. EB offered to liaise between BT, the deliverer and AH.

(iii) The Beach Clean. The Chair noted that bags of rubbish were already collecting but at present no date had been set for pick up and now that Summer was here timing of a collection was problematical. Mike Hansell kindly offered to help liaise and identify a date. In the meantime, the Chair said he would provide bags and that a collection area was defined on the beach above the tide line which residents should use and thanked everyone for their support. Afternote: three areas identified and marked. Each area has a number of black bags ready to be filled.

(iv) Dog fouling. It was noted by a member of ROAR that a village in Wiltshire made poo bags available in certain areas and this had helped the problem. The Chair offered to place some packs close to the dog bins. Afternote: all Rousdon poo bins now have a small supply of empty dog poo bags attached to them.

(v) Signage at front gates. Concern about the quality of the existing Estate sign was raised. It was agreed that a higher spec would be appropriate and this was already in hand by AH but would be costly. It was also noted that underlining that this was "A Private Residential Estate" would be useful. Underpinning this was the need to seek the appropriate approvals from EDCC etc.

(vi) GDPR. ROAR had circulated an email at the beginning of May setting out the ROAR Privacy Policy and asking permission to keep residents' details on the ROAR circulation list. Residents were reminded that they needed to reply if they wished to continue to receive ROAR news. Details of the Privacy Policy had been posted on the RousdonROAR website.

There being no more business the Chair thanked attendees and the meeting closed at 1.00pm.

Josephine Cook
ROAR Secretary