

**Rousdon Owners and Residents Association (ROAR)**  
**Minutes of the Committee Meeting Held on Monday 17<sup>th</sup> September 2018 at 7.00pm**

**Present:** Neale Moss, Chair (NM), Roy Jones (RJ), Glynis Preshaw(GP), John Broome (JB), Eddie Browne (EB), John Rose (Hon Mbr), Josephine Cook, Secretary (JC).

1. **Welcome and Apologies:** The Chair welcomed those present in particular JB and EB who were attending as Committee Members for the first time. Apologies were received from Anne Fleming, Sylvia Stride, Jill Tollafield, and Judith Ellard representing Allhallows (AH).
2. **New items not already on the Agenda:** Parking on the Estate.
3. **Open Forum.**
  - **Item 1: Use of Drones on the Estate.** NM noted that the website was being well used by residents. On this issue 15 residents had commented. Concerns were primarily about the perceived invasion of privacy, the noise and possible encouragement to others including holidaymakers. On the positive side, residents appreciated the documentation of the estate and AH had agreed that an exercise would be undertaken every 3-5 years for the Archives. It was also helpful eg in identifying repair work. In discussion additional concerns included personal security and public display. Neither AH nor ROAR had any legal rights over the airspace above the Estate providing drone owners respected legal limitations. In conclusion, it was agreed that Guidelines for use would be useful both for residents and for holiday-lets suggesting when the use of drones would be acceptable. EB offered to liaise with those most concerned to agree guidelines. (Action: EB).
  - **Item 2 Estate Water Quality** – comments had been received referring to the levels of iron in the water and the taste. Tests had been carried out in 2010 and 2014 and water tanks flushed. SW Water had tested the water in August and found no issue. This did not appear to be a widespread problem on the Estate. A question arose about whether this was an issue in older properties not in constant use and where old pipework may be involved. Research suggested that the toxicity levels would only be dangerous at the point where the water was in any case undrinkable. Water discolouration could impact washing but not health. It was agreed to continue to monitor the situation.
  - **Item 3 – Maintenance in The Gardens** – a request from residents around 4 The Gardens to clear the area near the oil tanks which had become overgrown despite residents efforts. This would be referred to AH (Action:JC).
  - **Item 4 – Parking** – problems had occurred again this summer primarily in Old Home Farm. The discussion ranged from removing walls, erecting signs, the poor design of properties with limited parking. Ideas about possible additional parking space were suggested but considered unviable. A particular pinch point affecting a number of properties was the passing space opposite No 8 OHF, which regularly was being used for parking making access for others very difficult. It was agreed that AH should be asked to write to the owners reminding them that this was not a parking space. (Action JC)
4. **Minutes of the Meeting on 23 April 2018.** The Minutes were agreed.
5. **Matters arising from the Minutes.**

- i. **Buses blocking main gate-** a number of residents had commented about the danger posed by the buses blocking main gate. One resident had damaged their car trying to manoeuvre around the bus. Concern was also expressed about cars parking in the entranceway. EB had already written to the bus company but undertook to write again. (Action: EB).
  - ii. **Playing in stable courtyard** – AH had been approached about erecting signs prohibiting ball playing because of concerns about the fountain and windows. AH felt that this would not be in accordance with the current restrictions on signs. After discussion, it was felt that some form of temporary mobile signage might be possible and EB agreed to liaise with the resident.
  - iii. **Data Protection** – JC confirmed that the Estate was now compliant with the recent legislation.
  - iv. **Welcome Packs** – AH had been approached about circulating the Welcome Packs however the view was that this should remain a ROAR initiative. RJ agreed to liaise with AH about being informed of newcomers so that packs could be distributed and also inclusion on the ROAR Website.
6. **Correspondence** – included in items 3 and 5 above.
7. **Estate Matters** – JB reported on highlights from the AH AGM. There was sufficient funds to be able to begin the process of buying back some of the fields that were bought to ensure the general Allhallows purchase went ahead in 2014, beginning with the filtration field first over a period of 3-4 years commencing next year. A harmonious relationship with ROAR was noted. Repairs to the bridle path wall were complete. The gravel area to East Drive near the Water Tower had been patched. The beach gate had been repaired (as well as the path) but a request for attention to the stile was noted. Collapsed drains and pipes along the main road would be dealt with at the same time as the road repair. Repairs to the lampposts were also in hand. There was a discussion about why AH paid corporation tax with the thought that spreading estate maintenance over more than one year might reduce profits and avoid this. The point was made that this was for AH and not ROAR but the committee pointed out ROAR's interest as contributors to the estate maintenance fund.
8. **ROAR Finances** – a report from SS noted the current account balance of £362.44, a 100 Club balance of £2514.50 representing 115 members and a reserve fund balance of £6092.85. It was proposed to discuss how to use the Reserve Fund at a future meeting when the Treasurer was present.
9. **Social Activities Report** – JT and SS reported a loss on this year's BBQ as a result of lower attendance. This was being reviewed. The committee commented that the timing this year had meant many were away on holiday. There would be a coffee morning at the Bakery on 19 Sept; a skittles evening was being planned date tba; the Xmas meal in Sidmouth on 9 December and the Carol concert (22 or 23 December).
10. **Environment** – GP summarised Mike Hughes report to the AH AGM much of which had been reported earlier at the ROAR AGM. Of new note: an HMG and DEFRA guide which highlighted four goals for managing woodland – increase the number of trees, enhance the linear forest and matrix of trees, diversity and encourage healthier and thriving woodlands. All objectives of the AH tree plan. Laurel clearance along Lover's Walk East was a current focus and a felling licence had recently been issued which, once laurel clearance was complete, would enable re-coppicing of older trees and planting of new specimens. The woodlands work so far has had a positive impact on the understory by improving light and plants such as bluebells and wild

garlic are flourishing, as is the new “arrival” common figwort. The hedging protectors can be removed when the plants are strong enough. Consideration was being given to coppicing the area behind Lavender Cottage. More daffodil planting could be undertaken with prior approval from AH. The hedging along West Lodge road was also under review which prompted a discussion about retaining its current elegant aspect while respecting the need to plant salt/south westerly resistant plants. A small amount of tree planting remained to be done this year but more planting would be undertaken next year.

11. **Any Other Business – Beach clean.** It was noted that the removal from the beach had been postponed. JC undertook to enquire whether a new date could be set but failing this the Committee agreed an alternative would be to take some large building bags down to the beach and weigh these down so that the weather would not redistribute the rubbish.

12. **Date of Next Meeting.** Mid January tbc.

Josephine Cook  
ROAR Secretary