

**Rousdon Owners and Residents Association (ROAR)**  
**Minutes of the Committee Meeting Held on Monday 28<sup>th</sup> January 2019 at 7.00pm**

**Present:** Roy Jones, Chair (RJ), Glynis Preshaw (GP), John Broome (JB), Eddie Browne (EB), John Rose (Hon Member), Judith Ellard, All Hallows (JE), Josephine Cook, Secretary (JC).

1. **Welcome and Apologies:** The Chair welcomed those present. Apologies were received from Anne Fleming, Sylvia Stride and Jill Tollafield.
2. **New items not already on the Agenda:** Combpyne church survey.
3. **Update on the Chairmanship:** RJ noted with regret the resignation of Neale Moss as ROAR Chair. Under Neale's stewardship, ROAR has made significant progress in developing and representing residents' interests in the Estate. The contribution that he and his family have made will be sorely missed. For the time being Rj had agreed to be acting Chairman and the future chairmanship would be raised at the next AGM.
4. **Open Forum: Liaison with Allhallows.** Following on from the previous meeting, JE clarified the relationship between Rousdon Estate Management (REM) Ltd and Allhallows (AH). REM is the rent charge owner company and is non-profit making. It manages the Estate and all rents are disbursed on estate costs and audited. Any unspent income in the year is added to the Reserve for future upkeep. A conservative admin charge of £8000 pa is paid to AH to cover the costs incurred in management of the Estate. REM income is not taxable. REM is a subsidiary of AH, the Holding Company, which is owned by its shareholders, responsible for all Estate land not in private ownership. AH income comes from rent from fields let to the farmer, bills for the wastewater, the admin income from REM and increasingly from the log sales. AH expenditure covers the filtration plant, safety gear and courses, legal and consultancy advice in relation to the woodlands etc. and in discharging loans originally taken on to purchase the Estate and buy back estate land. AH profits are taxable. There followed a discussion about the REM to AH Admin charge, which underlined the minimal cost of the charge when compared with commercially operated management companies. This was possible only due to the extensive work undertaken by volunteers on the estate. Concern was expressed about the viability of this for the future given the demographics of the volunteers and the need to attract more interest in volunteering to support the estate. The obvious conclusion was that without the contribution made by volunteers, the estate charges would increase. It was agreed that this was an important feature to highlight to residents and would be included in the Agenda for the forthcoming ROAR AGM. JE also said that it would be helpful to write to residents. (Action: JE/JC).
5. **Minutes of the meeting on 17 September 2018.** These were agreed.
6. **Matters arising from the Minutes. (i) Use of Drones:** concerns had been referred. It was recognised that CAA guidelines are observed and because of the limited battery capacity, flying time would be limited to up to 30 minutes on any given day.  
**(ii) Bus parking at main gate.** The bus company had apologised for any inconvenience and a notice placed on the Drivers notice board. Any further infringements should be reported to the company. Residents would be advised to let EB know of any further incidents through the ROAR website so that these could be reported in detail to the company. (Action: EB). **(iii) Car parking in Old Home**

- Farm.** The use of signage was considered not to be a sufficient deterrent to people using parking spaces inappropriately.
7. **Correspondence.** Christmas present thank you notes had been circulated with the Agenda. A further thank you from Mary Hansell was circulated.
  8. **Estate Matters –** JB reported on completed work in year including the beach steps, redressing of the car parks, leaf collection, maintenance of the bridle-path wall and the filtration plant. The latter two would be ongoing.
  9. **ROAR Finances –** The meeting noted the absence of SS and wished her a swift recovery from her fall. The report from SS noted a balance of £33.94 on the current account, £2100.36 on the 100 Club and £6095.10 from the Bonus Saver account. Expenditure included the Christmas meal, Carol evening and Christmas presents. A sum of £80 had been received from the Bank for disruption caused over the bank accounts,
  10. **Social Activities Report – RJ** reported on the success of the September and November Coffee mornings. The next would take place on 22 February. A total of 26 had attended the previous Christmas meal. The 2019 meal was scheduled for 8 December in Sidmouth. Around 120 had attended the Christmas Carol concert. Taylor Downing's talk on 13 February in Peek Hall was highlighted.
  11. **Environment – GP** reported on the extensive laurel clearance in Lovers Walk East and plans for laurel clearance on Lovers Walk West. The Tree Plan envisages the planting of some 110 trees of different types in these areas at a cost of about £1000 this year. A recent serious incident of destruction of trees by a non-resident on Lovers Walk West was discussed. This was on Rousdon Estate land and in a conservation area and had been reported to the EDDC tree officers and police. Planning Enforcement has been notified. AH would be actively pursuing the offence and ROAR noted its full support for this action.
  12. **Any Other Business – (i) Estate Notice Board.** RJ noted the dilapidated condition of the ROAR Notice board and it was agreed to seek quotes for a replacement. (Action: JC). **(ii) Proposal for a Planning Permission Committee –** JB introduced concerns about recent building projects and the planning process. It was suggested that more oversight/advice for residents would be helpful and improve transparency. JE noted that REM has an absolute say through the estate covenants as rent charger but residents do not always seek permission before lodging applications with the planners. There followed a discussion about the EDCC planning process and portal and how best to inform residents of forthcoming applications. EB volunteered to inform residents through the ROAR website about applications referred to the Parish Council. JE also confirmed that AH were happy to field comments from residents about any planning proposals. **(iii) Estate Defibrillator.** The defib pads were about to expire and replacement pads at a cost of c£100 had been purchased. JE proposed that REM reimburse JC for this cost. The ambulance service had been informed of the replacement. **(iv) Church survey:** Combyne church was in the process of surveying locals about the future use of the village church and ROAR agreed that the survey should be circulated to the estate.
  13. **Date of Next Meeting.** April tbc.

Josephine Cook  
ROAR Secretary