

VINTERS PARK RESIDENTS ASSOCIATION

Minutes of the Annual General Meeting held at the Community Centre on 16th May 1991.

Peter Lott introduced himself as Chairman of the Vinters Park Residents Association, and thanked John Stubbins for the good work he has done as Chairman in previous years.

1. Apologies for Absence

Apologies were received from Councillor Tony Harwood.

2. Minutes of the Last A.G.M.

The Minutes of the last A.G.M. were agreed by those present to be a true record.

3. Matters Arising

Page 2 - Roadside Verges John Stubbins mentioned these grass verges, including the bus stop area, which bound the Community Centre in Hampton Road and Aldon Close. These, it is hoped, will be adopted by the Maidstone Borough Council. Peter said that this matter will be dealt with in his report.

Page 3 - Fine Mesh Grill Nick Butland mentioned that this item has not been fitted at the window in the kitchen. Peter replied that the Entertainments Licence has been obtained without purchasing this grill, and so it had been decided not to spend Association money unnecessarily.

4. Executive Committee Report

Items dealt with during the year were as follows:-

Election of Officers

At the first meeting of the Executive Committee following last year's AGM the following officers were elected:- Peter Lott Chairman
Neil Sinclair Vice Chairman
Sheila Chittenden Secretary.

Verges at Hampton Road and Aldon Close

The Residents Association have been trying to get the Maidstone Borough Council to adopt the roadside verges which bound the Community Centre in Hampton Road and Aldon Close. This will save the Association the task of mowing the grass which is done on a voluntary basis at present. A satisfactory reply is still awaited from the Maidstone Borough Council and the Association will be persuing this matter.

M20 Motorway and connecting roads

The result of the Public Inquiry was published last year and was in favour of the Department of Transport's original proposals. Mr Elton outlined the situation and stressed that Alternative 10A which was put up by the Residents Association and supported by other local groups, is a better scheme. Mr Elton particularly mentioned that Alternative 10A is more favourable regarding cost, safety, noise and air pollution and various other factors. The Association therefore decided to appeal to the Secretaries of State through the M.P. Mr Andrew Rowe. However, so far the reply from Mr Rowe has been very discouraging. Mr Stubbins mentioned that indeed the M.P. himself had been very helpful, but his message from the Minister was not very encouraging. Thanks were given from the floor to Mr Elton for his hard work in this matter.

Councillor Mrs Shaw mentioned that the Maidstone Borough Local Plan Inquiry is being held shortly and Hillreed Homes have asked for a modification of the Local Plan to allow the Building of houses on a field north of the Chiltern Hundreds and offices along the proposed closed off section of the A249. This cements the theory that the whole section north of the Bearsted Road is now under the threat of development. David Evans commented that if a government minister is proposing to accept the Department of Transport's route using incorrect financial figures, and if the Inspector acted improperly, surely this matter should be raised in the National Press. Mr Elton mentioned that perhaps the Parliamentary Ombudsman should be approached.

Repositioning of Private Fencelines

It was reported to the Committee that some residents on the estate were repositioning their fences to take in land owned by the Maidstone Borough Council, thus increasing their garden areas. Taylor Woodrow and Maidstone Borough Council both seemed disinterested in this occurrence. Councillor Mrs Shaw said that she will take up this issue with Maidstone Borough Council.

Traffic Calming

Concern has been expressed regarding speeding vehicles along Alkham Road, Commodore Road and Snowden Avenue, and the Association wrote to Maidstone Borough Council suggesting a traffic calming scheme for these roads. A reply was received saying that no immediate response can be made, but the accident record in the area will be investigated and the matter reconsidered in future years. Mr Sinclair mentioned that an accident had occurred recently at the junction of Alkham Road and Commodore Road.

Police Surgeries

A number of Police surgeries have been held at the Community Centre over the past year where residents may drop in to discuss local issues with the local policeman, and these have been very successful.

Stakis Hotel Sewer Works

The main sewer from the new Stakis Hotel was installed last year which followed the line of the footway from Bearsted Road as far as Twyford Court. This caused some inconvenience to residents, but the footway and grassed areas have now been reinstated satisfactorily.

Vinters Valley Park

Kent County Council has decided to lease this park at a peppercorn rent to local organisations, and Vinters Park Residents Association has decided to take part in this venture as a trustee, together with Maidstone Borough Council, Boxley Parish Council and Grove Green Community Association. Kent County Council will help with finance during the first 3 years and thereafter the venture will need to be self financing. It is hoped that financial support from local firms will be forthcoming.

Underpasses

The underpasses in Hampton Road continue to cause concern due to their general poor condition, and the Residents Association has written to the Maidstone Borough Council regarding this. Mrs Arnold reported that she had noticed some men carrying out an inspection to one of the underpasses.

Car Parking in Marston Drive/Snowden Avenue

Car parking in this area continues to cause a problem, and the Residents Association has written to the Maidstone Borough Council regarding this, particularly markings delineating footway crossings. Further yellow lines are to be installed shortly which should ease the situation.

Footpath Stakis Hotel

A public footpath over the land occupied by the new hotel was diverted due to the building works and has now been reinstated along a different route, which follows the Bearsted Road for part of the way. Mr Elton asked the Meeting whether the Residents Association should pursue having the footpath put back to the original route. Mr Sinclair proposed that the Association should ask for the footpath to be reinstated along the original route and Mr Burton seconded the proposal. This was agreed by all those present at the Meeting.

Redecoration

External redecoration of the Community Centre was carried out last year, and it is hoped to redecorate the inside this year.

Front Doors, Fin Walls and Playgroup door

Storm damage occurred to the main doors of the Community Centre and these have now been replaced. To avoid further damage due to wind, it was decided to erect fin walls, and these have now been built. The Playgroup has paid for an additional door to be installed leading from their toilet to the grassed play area, and this has been completed recently.

Community Centre Car Park

There have been problems with youths loitering in this area during the evenings and the night causing a disturbance, some with cars and loud music, and there is much litter left strewn about. The Association has decided to install two collapsible steel posts at the entrance to the car park which can be erected to deter vehicular traffic from using the car park at night. Councillor Chris Brown endorses this decision as he has received some letters from residents regarding this problem. It is hoped that the barriers will be installed shortly.

Chainlink Fence to Grassed Play Area

This fence was completely renewed last year and within a week was vandalised and had to be repaired. This type of fence seems to be prone to damage in this way and the Association will be looking at an alternative fence or wall this year.

Soundproofing

Additional soundproofing in the form of quilted fabric has been put between the doors separating the Common Room from the Hall. This has proved to be most effective.

Bookings

Bookings of the Community Centre continue to flourish and this has maximised income and the financial position of the Vinters Park Residents Association is good. The Treasurer's report will follow.

Conclusion

Mr Lott stated that he will be unable to continue as Chairman for another year and asked for any nominations from those present at the meeting. He thanked David Evans, Margaret Stubbins and Sheila Chittenden for their support over the past year.

5. Statement of Accounts

David Evans reported on the financial situation. The accounts were made available to all those present at the meeting and agreed. Bookings have been keeping up well although some have been lost to the recently completed Grove Green Community Centre. Some money has been spent on exterior decoration of the Community Centre and on some wage rises for the cleaners etc. However, as finances are still good, it has not been necessary to raise hire charges again this year. Due to bank charges, the Vinters Park Residents Association has changed its bank to the National Westminster. David proposed that the accounts be accepted, and this was seconded by Nick Butland.

6. To consider the following Motions:-

- (a) To delete all references to Honorary Treasurer and Booking Secretary from the Constitution and insert Finance Manager and Bookings Manager respectively.
- (b) To create the new position of Premises Manager.

These amendments are laid out in the attached Appendix. These motions were proposed by Val Elton and seconded by Mrs Evans and agreed by all those present with one against.

7. Election of Officers and Executive Committee Members

Chairman -

Vice Chairman -

Secretary - Sheila Chittenden.

Executive Committee Members :- Alec Lanford
Nick Butland
Neil Sinclair
Alan Britchford
Val Elton
Peter Lott

The above named were all proposed and seconded.

It was agreed that the choice of Chairman and Vice Chairman will be made at the first Committee Meeting.

In the absence of a Chairman or a Vice Chairman, Peter Lott agreed to continue with the A.G.M.

It was agreed that the choice of Finance Manager, Bookings Manager and Premises Manager will be made at the first Committee Meeting.

8. Appointment of Honorary Auditor

David Evans proposed that Mr John Whibley be retained for the coming year and an honorarium of £30 be paid to him. Mr Stubbins seconded this proposal and it was agreed by all those present at the meeting.

9. Any Other Business

Vinters Boys School Play

Mr John Hawker, a teacher at Vinters Boys invited any Senior Citizens to a full dress rehearsal of the school play on 26th June. About 30 in number could be welcomed and it is hoped that this will be a good public relations exercise between the school and elderly residents.

Neighbourhood Watch

A resident commented that she had not heard the result of setting up a scheme in her area. The local policeman said that he would speak to her after the meeting.

Office Development at Vinters Park

Martin Pleece announced that there is a proposal to develop Area C at Vinters Park for Offices, and asked if the Residents Association is aware of this. Mr Lott replied that the Association is aware of the proposal and will object to it. Mr Pleece suggested that residents may wish to write personal letters of objection as these are particularly valuable, and Mr Elton endorsed this. Mr Stubbins asked if the Vinters Park Residents Association had been formally notified of this Office Development and Mr Lott replied that it had not. Mr Pleece said that there is no need for further office development in this area.

Augustus Barnet Shop

A resident asked who will be taking over this shop which is at present empty. John Stubbins replied that the management are applying to take over the lease for themselves so that they can continue to operate the shop as an off licence and also to sell ground coffee.

Litter

Mr Elton mentioned the litter problem in the Community Centre area and asked for all those present to do their best to ensure that the area is kept clean.

Youth Club

A resident asked what age group is envisaged to be attending this club. Mr Butland replied that about age 12 upwards had been suggested, and the club would be on an informal 'drop -in' arrangement to encourage the youngsters to come inside the Community Centre instead of loitering outside causing trouble. Mr Lott said that some youngsters had complained that there is nothing at the Community Centre for them, and this club will be an attempt to fulfil this need. The hours of opening for the club will be 8.0 pm. until 10.30 p.m. at the latest.

No Other Business

Approximately 38 members of the Residents Association were present.

APPENDIX

VINTERS PARK RESIDENTS' ASSOCIATION.

AMENDMENTS TO THE CONSTITUTION TO BE PUT TO THE ASSOCIATION'S ANNUAL
GENERAL MEETING AT VINTERS PARK COMMUNITY CENTRE ON
THURSDAY 16th MAY 1991.

The work required to successfully manage and maintain the Vinters Park Community Centre has grown more onerous in terms of time and effort than can reasonably be expected to be undertaken by unpaid volunteers.

The general effect of these amendments will be that the positions of Treasurer and Bookings Secretary will be changed to Finance Manager and Bookings Manager respectively, and a further position of Premises Manager will be instituted. These appointments will become part-time paid employees of the Association.

Clause 6 - Officers - delete references to Honorary Treasurer and Bookings Secretary.

Clause 6 now reads: -

6. OFFICERS

(a) The Officers of the Association shall be:

- (i) Chairman
- (ii) Vice Chairman
- (iii) Honorary Secretary
- (iv) Such other officers as an Annual General Meeting may from time to time determine.

Clause 7, Executive Committee - sub-clause (a) - add a new sub-clause to allow Managers to attend Executive Committee meetings.

Clause 7, (d), (v) to read as follows:

bd(v) any Manager, as provided for by sub-clause (d) below.

Clause 7, Executive Committee - sub-clause (d) - add references to Finance Manager, Bookings Manager and Premises Manager.

Clause 7, (d) now reads: -

- (d) The Executive Committee shall have the power (subject to any restrictions of the Association in a General Meeting) to deal with all day-to-day matters affecting the Association, including its financial affairs and property, and the appointment of Finance, Bookings and Premises Managers to ensure the smooth and efficient running of the affairs of the Association.

Clause 9 - Annual General Meeting - para (vi) - delete references to Honorary Treasurer and Bookings Secretary.

Clause 9, sub-clause (vi) now reads: -

- (vi) to decide the honorarium to be paid for the ensuing year to the Honorary Auditor;

APPENDIX CONTINUED

Clause 11 - Rules of Procedure at all Meetings, sub-clause (a), add a sentence regarding the restriction on the voting of the Finance, Bookings and Premises Managers.

Clause 11, (a) now reads:

11. RULES OF PROCEDURE AT ALL MEETING

- (a) Voting. Except for (i) the election of officers and committee members and the appointment of auditors (for which see Clause 9(d) hereof) and (ii) alterations to the Constitution (for which see Clause 16 hereof), the votes at all meetings shall be decided by a simple majority of those present and entitled to vote thereat. **Employees of the Association shall not be entitled to vote at Executive Committee meetings.** Voting shall be by a show of hands except that the Chairman may at his discretion, and must if directed to do so by one third of the members present, direct a ballot to be taken. The Chairman shall have a casting vote in all cases where the voting is declared to be equal.

Clause 12 - Finance - for all references to Honorary Treasurer substitute Finance Manager.

Clause 12, sub-clauses (b), (e) and (f) shall now read:

- (b) The Finance Manager shall keep proper accounts of the finances of the Association. With the exception of petty cash held by the Finance Manager, the funds of the Association shall be invested in a bank account, or other method of investment approved under the Trustee Investment Act 1961, as authorised by the Executive Committee.
- (e) All cheques must be signed jointly by the Finance Manager and either the Chairman or Honorary Secretary. In the event of the incapacity of the Finance Manager the Executive Committee shall be empowered to appoint another signatory.
- (f) The Finance Manager, with the concurrence of at least one officer of the Association, shall have the power to sanction expenditure of up to £300. All amounts above this figure must be approved by the Executive Committee.