

ROUSDON OWNERS AND RESIDENTS' ASSOCIATION (ROAR)
Minutes of Committee Meeting held at The Owl House
on Monday 8th April 2024 at 7pm

Present: Glynis Preshaw (Glynis) Chair; Anne Fleming (Anne) Vice Chair; Sylvia Stride (Sylvia) Treasurer; Warwick Bergin (Warwick); Jeremy Powell-Tuck (Jeremy); Jill Tollafeld (Jill) Secretary. Alex Preshaw (Alex) was co-opted for a part of the meeting to represent Allhallows Ltd. Taylor Downing (Taylor) is not a Committee member but was present as Scribe.

- 1. Welcome and Apologies:** The Chair (Glynis) welcomed committee members and reported that apologies had been received from Graham Mackrell and Chris Perrett.
- 2. Items for discussion not on the Agenda:** The date for the ROAR AGM was agreed as Sunday 2 June at 11.00am in Peek Hall.
- 3. Open Forum:** Laura O'Rourke and David Whalley were present to ask for corrections to be made to the Minutes of the last meeting. They had hoped to be at this last meeting but were too ill to attend so had sent two letters instead. Firstly, the event in Laura's letter about Sunday working in Stable Courtyard did not refer to an emergency as the Minutes claimed. They would never attempt to prevent work on an emergency. Secondly, Laura pointed out that in her Covenants it said that only cars and not vans could enter the Courtyard. She asked for clarification. Alex explained that the Covenants related to owners of properties whereas Allhallows as the owner of the common parts was not subject to the same restrictions but must use their reasonable endeavours to keep everything in the best order. He agreed that, of course, owners had the right to privacy and to enjoy the use of their property. It was recommended that as a courtesy, owners should be informed if Allhallows had authorised commercial vehicles to be present near their property.
David complained that the account in the Minutes of the dog attack upon him had not been recorded properly. He wanted it to be made clear that neither he nor Laura wanted dogs to be kept on a lead at all times on the Estate but that they should be kept under control. This was agreed by the Committee.
Graham Mackrell had also requested that the Minutes recording the reported dog attack be changed as comments about the incident at the last meeting had been made by persons who were not present.
- 4. Minutes of the Meeting held on 8 January 2024:** It was agreed that these comments above should be taken to amend the relevant sections of the Minutes.
- 5. Matters arising from the Minutes:** As above.
- 6. Correspondence:** Glynis read out a letter from Katy Ponsford asking for clarification on an issue. The website makes it clear that large vans and commercial vehicles are not allowed on the Estate. Katy wanted to know if this related to delivery vans and to people renting properties on the Estate who might own a van. Alex explained that whilst it was Allhallows intention to keep the Estate 'Residential' Allhallows had no problem with delivery vans coming on to the Estate. The more difficult issue was to decide what constituted 'a

commercial vehicle'. He also pointed out that because of how the previous owner had sold properties on the Estate, not everyone shared the same Covenants. The Committee agreed to ask Allhallows for clarification.

Sylvia also reported that Anne Collier had thanked ROAR for their Christmas presents.

- 7. Estate Matters:** Glynis reported that the Beach Path was currently closed because of a landslip and continuing movement of the soil on the Undercliff. It was not yet known when it would be reopened. This would be written up and reported in The Rousdoner.
- 8. ROAR Finances:** Sylvia reported that the bank balances stood at: Current A/c - £714.55p; 100 Club - £1,656; Bonus Saver A/c - £8,976.22 (this included £1,464 from the 100 Club for the year 2023-24 that had not been spent as yet). Sylvia urged Rousdoners to renew their 100 Club payments or to join if they were not members.
Sylvia reported that the Skittles Evening in March had generated a surplus of £83 as putter-uppers had not been made available.
- 9. Social Activities:** Glynis thanked the Social Activities Group for the excellent visit to the Norman Lockyer Observatory and for the Skittles Evening. Sylvia reported there would be a visit to Beer Caves on 20 May. And there would be a charity Garden Party on the afternoon of Saturday 29 June at North Lodge. The monthly coffee mornings at Koffie had been popular but would not be continued through the summer when Koffie was busy. Sylvia also said that Mike Hansell was hoping to organise more Skittles Evenings at Peek Hall and hopes to get more people to help raise funds towards repairing the bell tower. Warwick said that he hoped it would be possible to organise a BBQ by the lake at some future point.
- 10. Environment:** Anne reported that over the last few months the Environmental volunteer team had concentrated on evaluation and laurel clearing, focussing on Ladies Walk. However, the heavy rains of recent months had made most clearing work impossible. It was hoped to resume the laurel clearing and continue work on controlling ground ivy on the Main Drive when the weather improved and water table levels had subsided. Alex confirmed that Allhallows had approved the idea of an orchard and tree nursery, but work had not begun on this.
- 11. Website:** Chris Perrett had reported that the merging of the two websites had gone ahead successfully and he was updating the site when he had information to post. There had been 216 hits in the last 30 days.
- 12. The Rousdoner:** Taylor said the next issue was nearing completion and he asked the Committee to approve the use of an extract from his new book in the April issue. This would be a 'scoop' for The Rousdoner! The Committee agreed.
- 13. Any Other Business:** Jeremy reported that he was having difficulty with ordering the renewal of supplies from Calor Gas and he was interested to know if others were having similar difficulties.
- 14. The date of the next meeting was set to precede the AGM on Sunday 2nd June 2024.**
There being no further business, the meeting ended at 9.10 pm.