

Kew Terrace Association

Minutes of 161st Annual General Meeting

held at 19 Kew Terrace

on

Thursday 7th November 2019

1. Attending:- G. Browning, Chair (19), T. Maver (8), L. Johnston (8), R. Harrison (11), J. McKellar (2), B. Yacoebian (20), I. Cavoura (8/10), C. Jeffries (18 Kew Lane), D. Jeffries (18 Kew Lane), A. Douglas (5a Kew Lane), A. MacDonald (20 Kew Lane)

2. Apologies:- L. McGurn (7), A. Rannie (1), V. Fisher (5), N. Donnelly (3), K. Hillhouse (12/13), N. Ferguson (2), R. Ferguson (2), G. Browning (19), J. Browning (20), P. Capani (20), M. Reid (12), B. Mann (18), E. Inglis (15), M. Inglis (15), A. Westfall (19 Basement), E. Schmidt (19 Basement)

3. Minute of Last Meeting:- Approved.

4. Chairman's Report:-

- The Board of management have been active in the preceding year and all its members are to be thanked for their input. Andrea Douglas, who comes to the end of her tenure as Minute Secretary, is to be thanked in particular.
The activities of the Board regularly receive help and support from many other Terrace residents and they are also to be thanked.
- Two things that did not occur during the year
 - 1.** Repair of communal walls in the east and west gardens. The two contractors who had been consecutively given the brief did not start work. Their quotes, in the region of £3k, were presumed not to have been attractive enough. New quotes from different stone masons will have to be obtained but most likely at a considerably higher cost. It is essential that this work is done, especially on the east garden wall which is being pushed apart by invasive ivy.
 - 2.** The Open Gardens Day, part of the Scottish Open Gardens 2019 programme, to be followed by the Terrace Garden party was cancelled with regret. The main reason for this was because of an unexpected death and illness in relatives in the Terrace. It is planned to have another opening and garden party in 2020.
- **Communal end gardens**
The grass has been regularly cut to a high standard by Gryff Mann. The Coach House Trust cut the hedges once this year but their Contracts Department then ceased activities. Sam, a trained tree surgeon, has since taken over the hedge trimming to an even higher standard.
- **Kew Lane**

This is jointly owned by the house owners of Kew Terrace and Huntly Gardens North. As such, joint funding of skip provision has recently been shared twice each year for the two Lane Clean-ups. The policy now is to hopefully share some of the other costs, such as the Autumn leaf and mud clearing and un-blocking drains.

Attention is also currently being paid to the surplus of new green bins. It is our aim to encourage the re-positioning of all coloured bins back in the houses bin areas, after they have been emptied.

- **Kew Terrace front garden, pavements and gutters**

2019 was a good year for the Terrace front garden, it being both warm with plenty of rain. There has been considerable new planting and many of the trees have been high pruned by Sam, a trained tree surgeon, to let in more light.

The street lamps have been repaired and repainted. David Jeffrey has agreed to clean the 'lamp glass' every year and notify the Council on the many occasions that they become non-functioning.

The gutters are being weed killed on a more regular basis and David Jeffrey is helping to clean the basement areas, particularly where there are no access stairs.

A new, larger litter bin at the west end has improved the capacity for refuse but is not regularly emptied. Litter in the front is common and regularly needs removed by several of helpful residents.

- **Roads**

The parking restrictions, though working well, enable speedy drivers to exceed considerably the 20 mph limit. One car has been written off, being hit by a speeding delivery van, when moving out

Pedestrians are also at risk from drivers enjoying a speedy descent of the hill on Huntly Road.

Correspondingly, the local councillors have been contacted and the roads department will be considering having speed bumps at the junctions early next year.

- **Collaboration with adjacent terraces**

The resident associations in Belhaven and Grosvenor have been kept regularly informed about our activities. The greater gardening of Grosvenor Lane is to be welcomed as is the higher maintenance and planting of the garden front of Belhaven Terrace.

- **Conclusion and membership**

The Boards aim has to be inclusive of all residents in the terrace and has modified the Constitution to allow them to become non-paying Associate Members. They are welcome at all meetings and events as well as being eligible for election to the management Board.

65. Webmaster's Report: The 'NEWS' menu continues to report on news and events and is updated daily; recent issues have included refuse collection and forthcoming Kew events. Progressively, highlights from the written Minutes (dating back to 1954) are being added; the latest 'highlight' covers the period 1947-1957 and deals with the compulsory purchase of the front

gardens with the consequent closures, onto Great Western Road, of Saltoun Street and Kirklee Street.

6. Treasurer's Report:-In absence of M.Inglis, G.Browning reported. Accounts have been audited by Bruce Mann. Income is down this year for 2 reasons. No Garden Party took place and payment of dues is slightly less than in previous years. Painting of lampposts was a major expenditure of £1,000. Bank balance stands at around £7,000. Expenditure next year will be around £5,000 to repair walls at end gardens. The report was approved.

7. Setting Due 2019/2020 :- Kew Terrace Board have not yet discussed this issue, however costs will rise in the coming year and an increase from £30 per unit to £40 per unit from November 2020 is suggested. This was agreed by the AGM.

8. Future Events:- Autumn Clean-up will take place on Sunday 10th November, 2019. Skips will arrive on Friday and Saturday 8th and 9th November. Garden and household rubbish should be separated. Garden Opening is planned for Saturday 6th June, 2020. A sub-group will be set up to organise this.

9. Discussion Items:-

Amendments to Constitution – Ownership will include residents on the Terrace and not just householders. Terrace dues should be paid by owners and only full members will have voting rights, however, all residents can attend Annual General Meetings.

Maintenance of Frontage -

Basements – D.Jeffries has cleaned these for residents where required in the past and will continue to do this

Steps and Frontages – Should we be giving residents advice on suitable tradesmen to repair steps. Directory of Trades could help and Scottish Heritage could be asked for advice.

Huntly Gardens North Committee:- Huntly Gardens are creating a Committee to assist them in raising funds for Lane upkeep.

Belhaven Terrace will be carrying our further work to the front gardens.

10. Election of Office Bearers and Board Members:-G.Browning will continue as Chairman for 1 further year. M.Inglis will continue as Treasurer. D.Jeffries will stay on the Board. A.Douglas and A.MacDonald will retire. GB proposed J.McKellar to join the Board and this was agreed, T.Maver will continue to attend on an ex-officio basis. L.Johnston will also attend on an ex-officio basis.

Colin Moore was to be invited to attend the Board meeting ex-officio with the potential to be appointed to the Board.

11. Any Other Business:- GB advised that property owners have an obligation to have insurance cover in place which includes an area of the lane to the rear of their property. He asked that owners should check their insurance documents to ensure they have cover in the event of a claim. The communal end gardens are covered by a common policy.