



Annual General Meeting

Monday 16th June at 7.30pm at The Crown

AGREED FINAL MINUTES

		Action
1	Apologies: Received from 11 households Boyscote, Hanell House, 4 Riverside Avenue, Woodacre, Linden House, Greenways, Eastleigh, 6 Riverside Avenue, Cranmore, Carne, Merrythought.	
2	Present: From the outgoing committee: David Halldearn (DH) Chair, Elka Bhatt (EB) Treasurer, Mark Carey (MC) Vice Chair, Penny Dixie (PD) Secretary, Rob De La Mare (RDLM), Elaine Thatcher (ET), Marlies Davies (MD) Households: 17 households, Ashford House, Karibu, Broadwaters, Hollowbank, Sunnylea, Hoplands, Linden Lea, Copleys, Fairways, Lulworth, Salcombe, Meadowbank, Dunsley, Glenbara, Trelawny, Rosehill, Glencroft	
3	Agree minutes of previous AGM on 21/11/24 The minutes of the previous AGM were agreed and will be posted on the website.	PD/PS
4	Corrections and matters arising from previous minutes There were no corrections. All matters arising from the previous minutes were on the agenda.	
5	AGM Timing – move from winter to summer The AGM was brought forward from November to June in order to synchronise reports from the Committee with RARA's financial year (1 May to 30 April). It was also hoped that lighter summer evenings would encourage a larger turnout. 17 households were represented at the meeting.	

6	Financial report 24-25: Yearend Accounts as at 30 April 2025 were distributed in advance of the meeting. £5,660 in contributions has been collected in the road repair savings fund within the year. Expenses of £750 were paid out...IONOS invoices were reimbursed in full for outstanding payments dating back to 2021. Directors & Officers insurance costs for committee insurance and some bank charges were noted. The total funds held across both bank accounts as at 30 April was £20,832. NB: £200 of that total was held for the Defibrillator fund plus a further £50 for a solicitors' conveyancing pack. Although this money is held in the RARA bank account, it is listed as a separate cost centre from the road repair fund. Historic and outstanding contributions amount to £7,950. Some households are paying their contributions monthly. We continue to collect contributions from the majority of households. A small minority have refused to pay into the road repair fund, and it was suggested that these households will/should be invoiced for their share of any road repairs given that these have been paid in full by RARA. As each of these properties changes hands, RARA will invoice 1/60th of the cost of historic repairs to date, as part of the Solicitors Information Pack. Alison Carey (former Treasurer) and EB met Rada Juric (Linden House) on 19 May 25 to present the accounts for her examination and approval. RARA holds a signed copy of the approved audited accounts.	
7	Treasurer's update (1 May 25 - 16 June 25): Since the previous financial yearend, £1,780 has been collected for the road repair fund. Apart from householders' contributions to the road repair fund, RARA received £75 for a Solicitor's Information Pack which gave potential buyers details about the policies and practices of the Riverside Avenue Residents Committee. The pack also sets out the rationale behind the road repair fund and the potential charge of 1/60th of major repair costs that will be made against individual houses who choose not to pay into the savings scheme and where RARA has had to pay this on their behalf. RARA's interest-bearing bank account stands at £17,030. RARA current account stands at £5,833, of which £675 relates to the defibrillator fund. <u>New standing order form</u> The Treasurer also encouraged residents to pay their contribution to the road repair savings fund by standing order. The annual amount is currently £100 but can be paid annually, bi-annually or monthly.	
8	Brief report on RARA social activities & fundraising '24/25 ET reported that the Christmas social event had been fairly well attended despite the rain. The covered area outside Hollowbank had been extended with the use of a gazebo and residents enjoyed mulled wine, mulled cider and mince pies. £150 was raised which kick started the defibrillator fund.	

9	Defibrillator proposal update. LC had provided some information to the Committee. MC advised the meeting that we need a fully automatic defibrillator with a box and key code. The box will be registered with the emergency services. The code would only be released in an emergency by phoning 999. The box will need to be kept insulated and RARA will need to restock with consumables periodically. It will need an electricity supply (estimated cost £30 per annum). It is expected that Residents will need to fund-raise approximately £100 per year for maintenance, consumables and to cover the electricity costs. The expected cost of the defibrillator and initial set up is likely to be in the region of £1,600. Residents were in full support and hoped that it was installed before any of them got much older and needed its services! The defibrillator fund now stands at £675 which is partly due to the generosity of residents and Bob Ross' family at Timberbank. The location for the defibrillator is yet to be decided but the aim will be to house it as near to the centre of the Avenue as possible. It is hoped that the remaining funds will be raised at the Summer Street Party on Saturday 19 July or by the end of the year. Further details for donations, fundraising and location will be sent out by the Committee in due course so that residents are kept up to date.	MC
10	Elections '25/26 The Chair noted that Kate Osborne and Lisa Cassie were stepping down and thanked them for their contributions to the Committee. All other members of the outgoing committee were willing to stand for re-election. No other nominations were received. The outgoing members and Chair stood down for the formal election. Following a process of nomination and voting by show of hands, the following (see below) members were elected: The incoming Chair (David Halldearn) welcomed the new committee and thanked them in advance for their commitment and hard work on behalf of the residents.	
11	RARA Website: The Chair thanked Phil Summerlin (Glenbara) for his hard work in revamping the RARA website. Residents are encouraged to visit the website for RARA and local information. https://www.rarauk.org/ The 'Tried and Trusted Traders' page is now up and running. Residents wishing to recommend a trader or to put themselves forward, should contact Penny Dixie (Hoplands) in the first instance.	
12	Keysers Road Emergency Access: The Chair reported residents' concerns that emergency vehicles might have trouble accessing Riverside Avenue via the right of way down Keysers Road. Although the posts are moveable, they are heavy, and might be assumed to be concreted in. The suggestion of installing bollards with a fire-brigade lock and key was well received by the meeting who voted unanimously to support this proposal.	DH/MC

13	Update on yellow lines if any. There was no news to report from North East Essex Parking Partnership (NEEPP) at the AGM on 16 June 25. (Post AGM note: On 18 June NEEPP wrote to say that as a result of the support in the petition, the double yellow lines had been approved and would be installed after 4 August 2025 when their Order comes into operation. EFDC hoped the changes would improve the driving experiences for all and provide pedestrians and other road users with a safer environment)	
14	Update on road surface. MC reported that the road surface had not deteriorated dramatically since the last AGM held in November 2024. MC advised that the apparent urgency of repairs needed outside Pen-Y-Dre and Magnolia had been weighed against upcoming building works and would therefore be held back. Members of the Committee have made some small repairs to fill in the hole using cold tarmac outside Eastleigh as a temporary measure. Residents raised no further concerns about the road surface at the meeting.	
15	Update on missing 'no left turn' sign The Chair thanked Steve Foreman (who was given a well-deserved round of applause) for his tireless efforts in trying to get the 'no left sign' resurrected, and also for his efforts in cutting the overgrown hedges. Multiple delays have led to further accidents and 'near misses' at the junction. ET reported that the Nazeing Parish Council Acting Clerk is also pursuing Herts Highways on this matter.	
16	Future social events and fundraising '24/25. The RARA Summer Street Party will be on Saturday 19th July between 1pm-6pm. Save the date and help save a life! Residents were informed that it would be the same format as last year, "bring your family and friends, your chairs, gazebos, decorations etc. and we'll aim to raise funds by offering a BBQ, boat rides and a cake stall. There will be games for the children and we'll even give you some free Pimms if you buy a glass of lemonade, strawberry, mint and cucumber!" Residents were invited to help set up and to provide cakes etc.	

Any other business

1. News from Riverside Community Garden Team. The garden is growing well. Garlic, potatoes, runner beans, raspberries and strawberries are or will be available. The team are always pleased to hear about space in residents' green bins. Sam Gold from Gold & Green has offered assistance with large maintenance projects. The decking area needs repairs, the trees need trimming back, there's weeding, clearing and watering to be done. The Team thanked Steve Foreman for cutting the grass outside the Community Garden. The Team asked for help from keen gardeners to join a Working Party on 21 June 25 from 10am - 12noon and/or on Sunday 27 July 25 from 10am - 12noon. The Team also thanked Bob Ross' daughter at Timberbank for the gift of some garden hand tools. Rada Juric has a remedy for the Mare's/ horsetail weed and this idea might eventually be incorporated into a gardening tips page on the RARA website.
2. Residents enquired about the cling film on the telegraph pole at the end of Riverside Avenue. This was wrapped around the pole in an attempt to prevent residents with mobility difficulties from touching the carcinogenic creosote. It is also hoped that the sand at the base of the pole would absorb some of the creosote. Residents are advised to keep their dogs well away from the creosote and prevent them from walking on the sand.
3. Riparian Rights. River fronting properties on the Avenue are affected by an apparent alteration to Riparian rights (the historical common law right to fish or moor a boat from the end of your garden). Canal & River Trust are now charging for moorings. Local residents have organised a meeting to discuss this at Broxbourne Cruising Club at 6.30pm on Tuesday 1 July 25. Residents are invited to attend.

The Riverside Avenue Committee 2025/2026

Position	Name	Proposer	Seconder
Chair	David Haldearn	Mark Carey	Linda Payne
Vice Chair	Mark Carey	Linda Payne	Elka Bhatt
Treasurer	Elka Bhatt	Steve Foreman	Linda Payne
Secretary	Penny Dixie	Steve Foreman	Sandra Callear
Member	Marlies Davies	Alison Carey	Gill Winter
Member	Zoe Grist	Linda Payne	Alison Carey
Member	Elaine Thatcher	Alison Carey	Ashok Bhatt
Member	Rob De La Mare	Linda Payne	Alison Carey
Member	Linda Payne	Penny Dixie	Elka Bhatt

RARA BANK DETAILS

For donations for the defibrillator, or for standing orders and online banking

Please pay...

Bank: Lloyds Bank
Sort Code: 30-98-97
Account No: 66642762
Beneficiary: Riverside Avenue Residents Association

Please quote your house name or number/surname and road or 'defib' where appropriate eg 'Smith Defib' or 'Smith road fund'. Or 'Sunnyview Defib' or 'Sunnyview road fund'