



OTTERSHAW PARK ESTATE COMPANY LTD & OTTERSHAW PARK WOODLAND LTD

Minutes of the Annual General Meeting of both OPEC Ltd & OPW Ltd

**Held at Christ Church Hall Guildford Road, Ottershaw
on Thursday 29 November 2018**

The meeting was opened by the Chairman at 8.00pm.
The Chairman welcomed 23 residents.
Including 2 proxy votes, they represented 22 voting properties.

Apologies were received from Tony Brookes, Joe Carlin, Almut Davis, Iorwerth Evans, Douglas Miller, Ryan Mooney, Barry Purssey, Tony Paice, Sarah Sellers, Mary Turner.

Proxy votes were received from Barry Purssey and Joe Carlin (both to the Chair).

1) Minutes

The minutes of the Annual General Meeting held on the 30 November 2017 that were previously circulated were approved:

Proposer: John Gower Secunder: Heather Saunders Votes in favour: 22.
No objections or abstentions.

2) Chairman's Report

The Chairman highlighted three aspects of the circulated report.

1. Volunteers: members of OPEC were encouraged to support the OPEC committee by considering joining it and/or supporting it in various projects on the Estate.
2. The Bridge: following continuing difficulties in finding qualified people to advise on the best way to restore the bridge, guidance from The Institute of Historic Buildings Conservation resulted in two structural engineers being found. One, Hockley and Dawson, had done structural drawings for the surveyor OPEC originally engaged and suggests the bridge may be structurally sound. OPEC is awaiting their report on the work required.

3. CCTV: following its undertaking at last year's AGM, to "investigate this option further and advise members accordingly", OPEC spent some time exploring options with various suppliers. The main difficulty is connecting cameras with recording devices at the two entrances to Ottershaw Park, but this can be resolved by mounting a camera on a lamp post in the main drive linked to a repeater station on the roof of Tulk House, and storing data in a secure store room in Tulk House. This solution provides number plate recognition of vehicles entering and leaving the main entrance and safe storage of data that is remotely accessible to 'approved persons' when needed for investigation. A similar solution was available on property at The Bothy. However Tulk House declined to take up the OPEC Chair's offer to visit and discuss their issues with the proposal. As this is the only feasible installation CCTV will not be installed.

3) Report on Financial Accounts

The Treasurer presented the accounts, summarising 2018 expenditures versus the original budget, together with the budget for 2019. Reserves at year-end 2017 stood at £65,528. The current 2018 forecast projects that the year will end with reserves of £66,993. The reserves projected for end 2019 are £57,688. This assumes that the Service Charge will remain at £250, and that repairs to the bridge will be £15,000, although the actual cost will not be known until action is decided upon following the report from the structural engineer.

The Treasurer asked that members did not pay the Service Charge until January, as payment in the 2018 financial year creates additional administration for the Treasurer.

4) Accountants & Remuneration

The appointment of Crick Heitman as accountants to the Company and to authorise the Management Committee to agree their remuneration was approved:

Proposer: John Gower Seconder: Chis Lemon Votes in favour: 22
No objections or abstentions.

5) Budget 2019

The Chair asked if there were any queries on the budget previously circulated and suggested that as the interest rate on savings is still low, the Service Charge should remain at £250. There were no queries and voting ensued for the resolution:

That a general service charge be agreed for 2019 in the sum of £250.00 payable on 1st January 2019:

Proposer: Ken Bray Seconder: Robbie Sampson Vote in favour: 22
No objections or abstentions.

6) Appointment of Management Committee

The chairman confirmed that the current committee members offer themselves for re-election.

a) For members to approve the Management Committee for 2019

Freeholders (1-14, 26-29)	Nigel Eastment/Mick Roche
Freeholders (15-25a)	John Athersuch/Vincent Lee
Tulk House	Margaret McHugh
The Mansion	Mary Turner

Proposer: Robbie Sampson Second: Chris Lemon Votes in favour: 22
No objections or abstentions.

b) For members to approve the current arrangement that the OPEC Management Committee act as the Directors for OPW for 2019.

Proposer: Sandra Goldblatt Second: Chris Lemon Votes in favour: 22
No objections or abstentions.

7) Presentation by Ian Cox, Managing Director of Fairoaks Garden Village Ltd and Chris Hobbs, Director of Fairoaks Operations Ltd about the future of Fairoaks airport

Yesterday the Chair was informed that Ian Cox, the MD of Fairoaks Garden Village LTD, who had requested to talk to the OPEC membership, would now not attend the meeting. The Chair expressed his surprise and disappointment to the meeting attendees as the nature of the AGM had been made very clear in the invitation which had been accepted by Ian Cox several weeks ago.

Also today, the Chair received information about a new group, Unity Land, which is promoting the airport as a viable airport. The Chair refreshed the meeting with a reminder of the history of ownership of Fairoaks (see attached note). He suggested following the progress of Unity Land as several of its members are well known local personalities or campaigners against Fairoaks Village.

An audience member advised that Michael Gove, the MP for Surrey Heath, is holding a Question and Answer meeting at Bagshot Playing Fields Pavilion on 30th November between 6.30 and 7.30pm, although it transpired that this is the MP's normal regular surgery meeting.

The points to note are that Fairoaks 2020 is active, that the success of Horsell Common Café and its impact on the surrounding area provides an indication of the likely increase in the general public accessing Fairoaks Village SANG (Suitable Alternative Natural Greenspace), the impact of development on both the A320 and the A319 and that McLaren has expressed its opposition to the development.

The question arose whether OPEC should contribute funds to fight the development; OPEC had not made provision for it in the 2019 budget and the chair would prefer to retain funds for our own legal activity should the need arise. Fairoaks 2020 is progressing well by itself and has raised considerable funds and had already engaged a QC.

Chris Hobbs explained that he had no financial interest in the development of Fairoaks Garden Village. He is the director of Fairoaks Operations Limited,

responsible for the flying operation and through that business, is a tenant at the airfield. He added that after 12 years of stagnant growth, the airport is under a constant threat of closure. He also explained that Government support for General Aviation has increased with only 123 licensed airports in the UK, of which several are also under threat of closure.

Note: A copy of OPEC's objection to Fair Oaks Garden Village is attached. John Athersuch presented a large map of the development and explained the layout of the Village. The future owners of the SANG would not have a right of access over the OPEC private road to the pumping station, and public access could be challenged. The OPEC covenants, created by the original Ottershaw Park Estate means that much of the land owned by Fair Oaks is subject to OPEC's covenants. Various activities, such as permission to fell trees, would require OPEC's permission and there are various other restrictions contained within all OPEC members Deeds.

8) Any other relevant business

a) Broadband

John Athersuch advised that a wayleave need to be signed by Ottershaw Park and Tulk House. Once that has been done BT will schedule the installation of SuperFast Broadband. (Note – *a wayleave is a means of providing rights for a company to install and retain their cabling or piping across private land*).

b) Dogs

All dogs should be on a lead in the estate at all times.

The chair also reminded members that the Mansion Meadow was private property; in effect the Mansion's back garden, and was not available to other members of Ottershaw Park – or their dogs.

OPEC's only right of way on the Mansion Meadow is for an access to the OPEC tennis courts.

c) A Safari Supper is being organised in the Estate at the end of January. For more details contact Mick and Ali Roche at 1 Ottershaw Park.

The meeting closed at approximately 9.00pm.