



MINUTES OF ANNUAL GENERAL MEETING

HELD ON 14th APRIL, 2026

IN W.I. HALL

	<u>Attending:</u>	<u>ACTION</u>
	<p>Nick Banks, Acting Chairman Steve Bull, Treasurer Linda Bennett, Secretary Alex Rollings, Committee Member</p> <p>Trevor Sykes, Sandy Bull, John Bennett</p>	
1.	<p><u>Apologies received from:</u></p> <p>Irene Ward, Martin & Julie, Dotty Davies, Anita & Jeff</p>	
2.	<p><u>Minutes of AGM on 1st April, 2025</u> were agreed and signed by the Acting Chairman.</p>	
3.	<p><u>Acting Chairman's Report</u> read by NB. Please see attached</p>	Residents
4.	<p><u>Treasurer's Report</u> read by SB. Please see attached</p> <p>SB explained that the £800 Residents' contributions comprised £50 x 12 for 2025 and £50 x 4 for this year's contributions. In addition 2 more households have now paid £50 for 2026.</p> <p>If you have lost the details on how to pay they are:</p> <ul style="list-style-type: none"> - £50 payment by cheque payable to JRRA, sent to the Treasurer, Steve Bull, at No. 18 Johns Road. - £50 payment to the JRRA Bank Account at Lloyds Bank 30-99-50 32951260, please quote your name/house in case we need to contact you and so we can identify your payment. - £4.16 by monthly Standing Order to above account. Please quote your name/house in case we need to contact you. 	<p>Residents</p> <p>Residents</p>
5.	<p><u>Secretary's Report</u> read by LB. Please see attached</p>	Residents

6.	<p><u>Election of Committee:</u></p> <p>Chairman: Nick Banks - Proposed by Trevor, Seconded by Steve Treasurer: Steve Bull - Proposed by Nick, Seconded by Linda Secretary: Linda Bennett – Proposed by Steve, Seconded by Nick Comm. Member: Alex Rollings, Proposed by Nick, Seconded by Steve</p> <p>Trevor thanked the Committee for their work over the past year, reiterated by Sandy and John.</p> <p>Ideally we should have 6 members on the Committee so please consider helping us by bringing new views and ideas to JRRA.</p>	Residents
7.	<p><u>Financial Contributions:</u></p> <p>As explained in previous Minutes and letters, we have kept this year's subscriptions at £50 in view of 2/3rds of the road now being concreted (following a contribution of £1,780 from Joe, Nick, and James in 2023). and Surrey County Council paying for the tar/granite bridleway strip.</p>	Residents
8.	<p><u>Bridleway Repairs:</u></p> <p>Following two year's of discussions with SCC they offered to pay for a strip of tar and chippings on the road alongside the woodland to make it safe for horses. They also offered to pay for its upkeep. Unfortunately, the chippings are gradually being washed down the road so we need to monitor this situation and contact SCC if it deteriorates too much.</p>	Residents, Committee
9.	<p><u>Pothole Repairs:</u></p> <p>As we were unable to repair the potholes until SCC agreed the material to be used, they became much bigger and deeper than we would normally leave them. However, thanks to our repair team on the 22nd March the worst of them have now been filled. More work needs to be done and Nick and Alex have offered to get more Postcrete and carry out the work at their convenience. We will let you know when this will take place.</p> <p>Maintaining the road in a usable condition is essential not only for residents' vehicles but also for Service, Emergency, and Delivery vehicles. Keeping the road in a good state also adds to the value of our properties.</p> <p>The question was asked whether a stronger material could be used to repair this stretch of road. When the JRRA was formed we were given the old tarmac scraped off the Approach Rd and we hired rollers etc to lay it. We have also tried using bags of tarmac, but both these efforts have been prone to deterioration.</p> <p>The remaining solution would be to concrete the area, but this would be an expensive option, and cause a problem with drainage during heavy rain. The question of drainage is also a problem alongside the</p>	Committee Residents

	woodland and perhaps more gulleys need to be made to stop the rain flooding the land at the bottom of the road?	
10.	<p><u>Woodland & greenery pruning:</u></p> <p>We will chase up SCC about dangerous trees alongside the road in the top of the woodland.</p> <p>The greenery opposite the top terrace needs to be pruned to stop it scratching vehicles. This will be carried out shortly, being careful of any birds nesting in this area.</p>	<p>LB</p> <p>Residents, Committee</p>
11.	<p><u>Questions from non-committee members:</u></p> <p>a. Do we have enough road signs to deter parking and speeding? We will contact the Council about re-painting the double yellow lines at the top of the road.</p> <p>b. Following the incident of a horse slipping on the road and the speed of cyclists using the road, discussion on whether we need a sign saying "Private Road, Users do so at own risk"?</p> <p>c. Discussion on lowering the sign in the turning area to deter parking by non-residents.</p> <p>d. Extend the concrete to alongside Lyn Cottage and the drive into Woodview terrace? It was felt that this would increase the amount of rain running down to the bottom of the road.</p>	<p>LB</p> <p>Committee</p> <p>Committee</p>
12,	<p><u>Any Other Business:</u></p> <p>a. We need to change the Lloyds Bank Mandate by removing Trevor and adding Nick. Steve, Nick, and Trevor to arrange.</p> <p>Apparently Virgin Money (part of Nationwide) are now offering No Charges.</p> <p>b. Since the inception of the JRRA in 2016 our residents' contributions have ensured that the road is kept in a usable condition for everyone. Please do consider paying this year's subscription, and maybe joining the Committee, so that we can continue to do so. If the JRRA is disbanded through lack of support and funds then the responsibility of the road will revert to each household repairing their own frontage.</p> <p>Suggestion that we send round an anonymous survey to find out residents' opinions on the Johns Road Residents' Association and paying contributions.</p>	<p>SB, NB, TS</p> <p>Committee</p> <p>Residents</p> <p>Committee Residents</p>
	<u>Meeting ended 9.20pm</u>	



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SECRETARY'S REPORT

Welcome to everybody and particularly Alex and Joanne who have moved into Matopos since last year's AGM and make our ninth new residents during the past couple of years.

We still have three properties looking for new owners and one plot now sold, so watch this space for even more new residents!

Many thanks to all the workforce who carried out repairs to the worst potholes on the top flat section of the road on the 22nd March. I am sure that we all appreciate them giving up their time to keep the road in a usable condition and protect all our vehicles. Please drive at 5mph over this stretch of road to ensure the repairs last as long as possible.

The lengthy discussions with Surrey County Council over a horse friendly surface to the road section alongside the woodland reached a conclusion with SCC paying for a strip of tar and granite chips and, when necessary, they will pay for any repairs to this section in future.

We are also liaising with SCC regarding the encroaching and dangerous trees in the woodland alongside Johns Road.

Linda Bennett

Secretary, JRRA

14th April 2026