

# **MALDEN & COOMBE RESIDENTS' ASSOCIATION LIMITED**

## **NOTICE OF THE ANNUAL GENERAL MEETING**

Notice is hereby given that the Annual General Meeting of the Malden & Coombe Residents' Association Limited will be held **remotely via Zoom**

at **7.00 pm on Thursday 26th November 2020**

*A Member entitled to attend and vote at the Annual General Meeting may appoint a proxy or proxies to attend and on a show of hands on an ordinary resolution vote on his/her behalf. A proxy may, if so authorised, vote on a poll at the meeting. If you wish to appoint a proxy, please complete the proxy form. To be valid, this form must be received by the Company Secretary by 5.00pm on Tuesday 24th November 2020.*

## **AGENDA**

### **Ordinary Resolutions**

1. To approve the Minutes of the Annual General Meeting held on 4th November 2019.
2. To receive the Accounts for the year ended 30th June 2020.
3. To receive the Report of the Directors.
4. To note the retirement of the following Directors:  
*Mr J Barr*  
*Mr J Greaves*
5. To re-elect those named in 4 above wishing to stand again:  
*Mr J Barr*  
*Mr J Greaves*
6. To elect *Mr P Coia* as a Director
7. To note the resignation from office of the following Directors:  
*Mr J Tarrant*

By Order of the Board  
R E Fletcher (Secretary)  
Mendip Cottage,  
Renfrew Road,  
Kingston upon Thames,  
Surrey,  
KT2 7NT

---

No person not being a member of the Committee retiring at the meeting shall, unless recommended by the Committee for election, be eligible for office for the Committee at any General Meeting unless, within the prescribed time before the day appointed for the meeting, there shall have been given to the Secretary notice in writing by some Member duly qualified to be present and vote at the meeting, at which such notice is given of his intention to propose such a person for election, and also notice in writing signed by the person being proposed, of his willingness to be elected. The prescribed time above-mentioned shall be such that, between the date when the notice is served, or deemed to be served, and the day appointed for the meeting, there shall be not less than 7 nor more than 28 intervening days.

**NOTE:**

*Item 4. The Directors listed are retiring by rotation in accordance with the Articles of Association.*

---

# MALDEN & COOMBE RESIDENTS' ASSOCIATION LIMITED

## FORM OF VOTING PROXY

I, [state full name and address] .....

.....

.....

being a Member of the above Association hereby appoint the Chairman of the above meeting to vote on the following Ordinary Resolutions on my behalf:

Resolution	Description	For	Against
Resolution 1	To approve the Minutes of the Annual General Meeting held on 4th November 2019.		
Resolution 2	To receive the Accounts for the year ended 30th June 2020		
Resolution 3	To receive the Report of the Directors		
Resolution 5a	To re-elect Mr. J Barr as a Director		
Resolution 5b	To re-elect Mr. J Greaves as a Director		
Resolution 6	To elect Mr. P Coia as a Director		

**SIGNED** this ..... day of ..... 2020

Signature: .....

**NOTE:** In order to be valid, this Proxy must be signed and delivered to R. E. Fletcher (Company Secretary MCRA), Mendip Cottage, Renfrew Road, Kingston upon Thames, Surrey, KT2 7NT or sent by email to [rfletcher1020@gmail.com](mailto:rfletcher1020@gmail.com) by no later than 5 p.m. Tuesday 24th November.

# MALDEN & COOMBE RESIDENTS' ASSOCIATION LIMITED

## DIRECTORS' REPORT - AGM 2020

We are sad that we will not be able to have a face-to-face AGM this year, but hope that everyone on the estate has kept well and safe. It has obviously been a difficult year due to COVID and all recent committee meetings have been via zoom. We have however kept up the pressure on RBK and fulfilled several of the goals that we set ourselves.

### During lockdown:

- Coombe Wood Golf Club kindly opened its beautiful course to walkers, which was much appreciated.
- A large number of cars from off the estate parked at the top end of Warren Road to get into Richmond Park. This made entry and exit from Kingston Hill dangerous, but there was nothing we could do other than put stickers on windscreens. We are concerned that this same issue might arise when /if Richmond Park starts charging for car parks. We have written to our councillors to highlight the potential problem.

### Security

CCTV cameras were finally put up at all three main entrances to the estate, namely on Kingston Hill at the entrances to George and Warren Roads and on the Coombe Lane West end of Warren Road. They are high quality with day and night ANPR facilities. We have been in touch with RBK recently to try and see the footage generated. We have spent more than £26K of our reserves to put them up to make our estate safer.

### Finances and the Coombe Rate

Richard Fletcher has led the investigations, with the help of the co-chairs and Cllr. Rowena Bass, to get to the bottom of a number of anomalies that have been identified both in the main Coombe Rate account and our reserve fund, which is used for big projects such as road resurfacing and the cameras. Several thousand pounds have been inappropriately taken out of both accounts and Richard is ensuring the return of all monies to these accounts.

It remains imperative that **all** on the estate pay their Coombe Rate and also their £40 contribution to MCRA (the request for the latter comes with your windscreen permits each year).

### Estate Maintenance

We are in regular touch with idverde to keep the estate looking clean and tidy with shrubs cut back, grass cut and leaves cleared.

## **Road Resurfacing**

There are several very worn areas on the estate and repairs should have taken place by now. We are indebted to Rokeby School and Quinta in Warren Park, who kindly agreed to pay for the sections that have been most damaged by their respective heavy vehicles.

## **Gatemen**

We have four gatemen who work hard to reduce illegal traffic from entering or leaving the estate. They were furloughed during lockdown but three returned in July: Barry, Gerry and Tin. Norman decided to retire. His calm and courteous manner will be missed and we thank him for his efforts over the last three years. We are delighted to say that a new gateman, Simon Thompson, has now started. As an ex-policeman and a friend of Tin's we feel sure that he will fit into the team well.

## **Planning Applications**

These are regularly reviewed and MCRA as an organisation has objected to two applications. One was a 20-metre-high 5G mast beside Warren Cottage, which is in a conservation area and the other to the potential parking problems which will result from the redevelopment of an area on the Cumberland House estate right opposite the entrance to George Road.

## **Warren House**

This has been bought by Sun Hotel Limited and your co-chairs and ex-chair John Tarrant have met the owners. We made our concerns known that the rules laid down by RBK in regard to the number of events and, in particular, any noise pollution, are observed. The owners were receptive to our concerns and we very much hope that we can all work together.

## **Mick Taviner, our MCRA Secretary**

After 20 years of steering the committee and the estate in the right direction, Mick has decided to retire. Many of you know him personally as he has answered your queries, sent out your permits and acted as troubleshooter on innumerable occasions. His unwavering support and in-depth knowledge of the workings of the estate and of RBK will be hugely missed by us all. We wish him a long, happy and healthy retirement and hope that we will be able to thank him in person at our next *live* AGM in 2021.

**Amy Castle** has just joined us as our new MCRA secretary. She started formally on November 1st. The new MCRA email if you need help is [office.mcra@gmail.com](mailto:office.mcra@gmail.com)

## **John Tarrant**

John has been a director for more than 21 years until resigning a few months ago. He served as chairman for nine years, but since standing down as chairman he has been overseeing the gatemen and organising for the numerous pot holes to be repaired. He has been a truly formidable asset and will be greatly missed.

**The website ([mcraltd.com](http://mcraltd.com))**

It will be a priority for the coming year to make the website more friendly, easier to use/update with news etc. We have several avenues to pursue and will email everyone when the new site is complete.



**Dr Judy Kane**



**Rupert Cox**

Co-Chairs