

URBAN CONSERVATION ENTITY
EL OLIVAR DE BUENAVISTA
PUENTE DON MANUEL
ALCAUCIN (MALAGA)

**MINUTES OF THE 17TH ANNUAL GENERAL MEETING HELD
ON 27TH SEPTEMBER 2021**

The members of the Urban Conservation Entity El Olivar de Buenavista identified below gathered, on second call, to hold the Annual General Meeting in the meeting room at Tu Punto de Encontrar Asador”

It was duly convened under the chairmanship of the President, Mr Victor Calland, according to the following Agenda :

AGENDA

1. The President’s Report
2. Presentation of the accounts for the period since the last AGM
3. Explanation of the budget for the year 2021 to 2022
4. Management of debtors
5. Reinstatement of the Committee
6. Any other business
7. Date of next AGM

The General Meeting was attended by 24% of the members of the Entity, represented by 22 owners whose names, representations, sharing ratios and other personal data and incidents of interest are contained in the attached attendance register for the Assembly.

The owners of those houses are : A, B, F, 3, 20, 22, 26, 29, 32, 34, 45, 49, 51, 53, 54, 58, 68, 73, 74 & 85.

After opening the meeting, the President presented the Mayoress of Alcaucin, Sra Agata González Martin. The President reminded the members that at the last AGM, the Mayor had said Junta de Andalusia were taking their time to ratify the agreement to adopt the sewage plant but it was hoped that this would be done within a few months.

The Mayor then, through the translation by Sr. El Anabi to English, explained that there had been a problem with the first documents presented to the Junta; these were returned and there was a delay of six months before they would be inspected again. It was hoped that there would be an answer this year. At this point the Mayor was thanked and she departed the meeting. The President said he hoped there would be sufficient finances to pay for the sewage plant costs until the agreement was ratified.

There was another problem in that there is evidence that the sewage system is overwhelmed. It is believed that a somebody is dumping the contents of a septic tank into our system. It is believed there has been approximately an extra 150 kgs of sewage dumped into the system of which a large amount is maize. Another possibility is that there is a problem with the sewage system. However, if

the system is adopted this should not cause a problem. It is cost 250 euros to have the excess sewage cleaned away. If this continues, the increased costs will exhaust our finances more rapidly. The President asked that members should watch for anyone opening the manholes and to take photographs of the person and vehicle if necessary. It can then be reported to the local police. A question was raised as to the size of the vehicle which would be needed to empty the septic tank. This would be a tanker size vehicle or a sewage company vehicle hoping to avoid paying fees.

Another problem to the system is when there are heavy rains. It seems that some storm drains and pools are connected to the sewage system. It was suggested that if pools need to be emptied, then it is done in stages.

There has been a problem of smells at the bottom of the urbanization this summer. Sr El Anabi has investigated and it is not sewage plant but is caused by the actions of the goat farmer and also the urbanization opposite ours across the river discharging their effluent into the river. When approached, the Mayor said this was La Viñuela territory. However the discharge is into the Rio Alcaucin and local residents are suffering. The Mayor agreed to deal with Viñuela Ayuntamiento concerning this. A question was raised as to the timeline, seeing that the Mayoress attended the AGM for a very short period and there was no time to ask this question of her. This is a serious problem and it is much worse after 10pm. It means that the residents living at the bottom of the urbanization have to close their windows during the evenings. The president replied that as far as he was aware the Mayoress has been in contact with Viñuela. He suggested that everybody who is affected by the smell write to both Alcaucin and Viñuela Ayuntamientos.

A further question raised was whether this problem could be exacerbated by the low levels of the river and the build-up of cane. The President said he thought this was a factor, as it would slow the clearance of the animal waste. Sr El Anabi had spoken to a farmer who said he has sewage draining onto his land from Cortigo Romero urbanization. This is made worse when there are heavy rains. Work continues on this problem.

DEFIBRILATORS

These have been replaced as the old ones were 4 years old and, because they stand in the summer heat, they are not dependable. Additionally, the design has changed which meant there are now no spare parts. The new defibrillators can be used on children and take Duracell batteries. They should be in production for around 30 years, although the pads will need to be replaced in the future.

It was then agreed that the President' Report was accepted.

FINANCES

When the current President took over the position, there were 44 debtors owing 16,000 euros. There are now 18 debtors owing 8,000 euros. In effect this clawback of debt has paid for the sewage system for one year despite there being a reduction in the urbanization fee.

Maintenance – The costs remain the same despite the purchase of the new defibrillators.

Administration - This has dropped substantially and would have been less but for the costs of debt collection.

Bank charges - All urbanization transactions are now carried out through the bank and there is no petty cash held.

Sewage disposal – Remains roughly the same but but there are still three months maintenance to pay

In summary, there is a balance of 9,000 euros with 3,000 euros charges predicted until year end which leaves a balance of 6,000 euros for the next financial year.

If 90 houses pay 60 euros there would be an income of €5400 but as we have debtors on the urbanisation we must assume an income of around 4,000 euros, giving a balance next year of 10,000 euros with expenses predicted until June of approximately 5,700 euros.

If the system is not adopted by June 2022 then it will be necessary to increase the monthly charge to 16 euros. It is not possible to run the Entity with less than what we are holding, to ensure possible future repairs can be covered. Pensioners living on the urbanization will probably be able to cope with the increase but it will be hard for working families who were worst hit by the loss of business in the pandemic and the Mayoress knows this

A question was raised as to whether the delay is due to financial problems. The President repeated it is an issue with the need for the Junta de Andalucia to ratify the documents, which need to be perfect. The first attempt was rejected because the Junta wanted to see a certificate that the Entity had agreed to the adoption.

A list was published and showed the amount in credit and the amount that 18 people owe. Of this amount 4 have been referred to the Ayuntamiento for legal action. One debtor is in the process of being referred but needs to be traced, and one debtor has health problems so this debtor is not being pursued via the Ayuntamiento. People should know who the debtors are but due to Data Protection restrictions, this prohibits the information being given in a public place. If anybody wants to know the names of the debtors this can be dealt with privately at the end of the meeting

It was proposed that interest be charged for people who are ignoring the debt, not those who are paying monthly to clear their debt. It was proposed that 10% be charged against the debt. It was questioned whether this was legal and whether there was a need to work with the Ayuntamiento who should take responsibility for the debt. They would also add their charge. Perhaps a better way forward would be to impose a fine. This is a matter for further discussion. The question was raised about the other 12 debtors. The reply was that they are in the process of paying off their debts.

Thanks were given to the President and his team. The financial report was approved.

QUESTIONS

A question was raised about the smell of sewage at the top end of the urbanization at its junction with the spur roads.

The President replied that we are still paying for the system and as such we would possibly have to pay for the investigation and then argue over repairs. Any investigations will disturb the cockroach population living in the sewers.

John Cuff, the previous President pointed out that the drains and pavements have been adopted for the last 6 years. It might be more prudent however to wait for the entire system to be adopted before the Ayuntamiento is approached to investigate the drain problem. A question was raised as

to whether the drains are cleaned. The reply was that they should be but no cleaning has ever been seen.

A question was raised as to whether a refresher course could be offered for the new defibrillators. The reply was that this could be arranged and the date would be put on FaceBook. At that time, if there were sufficient funds, a First Aid course could be included.

A question was raised as to whether the speed bumps could be raised or there could be more of them to prevent speeding. Additionally, it was suggested that the rubbish bins be moved to the other side of the road as the smell in the summer was unacceptable. The President said he needed to talk to the Ayuntamiento about this and could apply for the work to be done.

The date of the next AGM will be 6 June 2022 but could be postponed if the Ayuntamiento adopts the system.

Thanks were given to The President and Sr. El Anabi for all the work they had carried out on behalf of the Entity.

There being no more questions the meeting ended at 9pm on 27 September 2021.