URBAN CONSERVATION ENTITY

EL OLIVAR DE BUENAVISTA

PUENTE DON MANUEL

ALCAUCIN (MALAGA)

**MINUTES OF THE 19th ANNUAL GENERAL MEETING HELD**

**ON 9th OCTOBER 2023**

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 Puento de Encuentro Asador”

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

**AGENDA**

1. Welcome to the Señora Alcaldesa Agata González Martín

2. The Presidents Report

a. Questions

b. Submission to Assembly for Approval

3. Presentation of the Accounts for the period since the last Annual General Meeting

a. Confirmation of Probity

b. Submission to Assembly for Approval

4. Explanation of the budget for the year 2023 – 2024

a. Questions

b. Submission to Assembly for Approval

5. Reinstatement of Committee and election of a new member

6. Any Other Business

7. Date of the next Annual General Meeting

The owners of those houses are represented by a, b, 6, 7, 20, 26, 27, 29, 30, 31, 34, 49, 66, 68, 73, 84

The meeting opened at 20.30. The President spoke with a bilingual Powerpoint presentation, speaking primarily in English but with a substantial amount in Spanish to give context to the presentation.

The President introduced the Mayoress of Alcaucin and her comments were in both English and Spanish. Also attending was Wendy Voohar, a newly elected councillor who speaks both languages fluently. Both stayed throughout the meeting and contributed as detailed in the Minutes below.

1. The President’s Report

The Ayuntamiento debt

The President reminded the meeting that at the last AGM the Alcaldesa promised a resolution to the repayment of electricity charges within a few weeks. He said she had been overly optimistic.

In the end the Entity had to employ an abogada before we finally received an offer in May for less than we were owed. The Committee felt it was not worth contesting further and reluctantly accepted the offer. Nonetheless it was the end of July before the money was finally delivered to our account.

The good news was that the local election did see the election of Wendy Voohar who is fluent in both English and Spanish. She has been of assistance in resolving some of the problems we have had in relations with the Ayuntamiento.

He said that the Alcaldesa has also now become experienced in the administration of the area as well as no longer having the restrictions of Covid and there has been an improved response to our requests. Several safety issues have had a very rapid and impressive response time. He said he would like to thank the Alcaldesa for that.

Despite employing an abogada to pursue the debts, she proved extremely ineffective and we have now finished with her.

The President said he would speak more on this subject in the financial report.

A year of Change

The year has been busy from the point of houses changing owners. Some non-resident British have decided to sell, some long term squatters were finally removed, people have moved closer to family, and some have changed hands due to death. About 10% of the homes have new owners, and so the Committee thinks it might be a good opportunity to have a social event in the park to meet and greet each other. Several have their own businesses and there are obvious opportunities for us to “network”. We will probably choose a date in the Spring (April was a month discussed), and will obviously let everyone know well in advance.

Obnoxious smells

With regard to the smell from the river during the summer. The President said the Committee believe this comes primarily from the Urbanisation Cortijo Romero across the river and not from the goat farm – which has not been used for awhile. We have written, phoned, and even visited the Ayuntamiento de La Viñuela to seek an appointment with the Alcalde to discuss the problem but we have had no success. To make a denuncio we would need evidence that they are illegally discharging untreated sewage into the river. The principal complainant has been told the Urbanisation will pay for the cost of the water analysis but a sample needs to be collected from the source of the smell when a discharge is taking place. No sample has yet been sent for analysis but the President confirmed the offer to pay for the analysis remains.

Cockroaches

With regard to the problem of cockroaches that was mentioned at the last meeting the Señora Alcaldesa immediately instructed the exterminator to retreat the Urbanisation and since then there has not been the same problem. The President thanked the Alcaldesa for her prompt attention to the work.

Installation of solar powered lights

 Two solar powered floodlights have been fitted on the river bank and a proximity activated light has been fitted at the mailboxes

Association of Urbanisation Presidents

Last year we hoped we would be able to help form an Association of Urbanisation Presidents in order to be united when we negotiated with the Ayuntamiento. We thought there were three fully legal urbanisations in the area, but apparently we are the only one. The problems the other urbanisations have are such that it would be of no benefit to our Entity to take part in such a group. We continue to work with the Ayuntamiento to improve communications in general however.

2. Presentation of the accounts for the period since the last Annual General Meeting

The President said the number of debtors is diminishing, from 44 owing a total of €16.000 when he became President to just 7 (one has promised to pay as soon as the transfer documents for the new purchase are completed) with a total debt of €1.672. Unfortunately engaging an abogada (advertising her services in debt collection) proved to be a waste of time. She ignored all the preliminary work he had already done, and instead of immediately starting Court action she started the whole process again from the beginning. This has meant we have lost another six months of debts as they are now time expired. Fortunately this has not jeopardised the financial integrity of the Urbanisation.

Although debts more than four years old no longer can be claimed, it was agreed at the last general meeting that the debts are liable to collection charges and interest. The Committee intends to instruct another abogado and debts over €100 will be referred to for enforcement. I would strongly recommend the seven homeowners with outstanding debts to settle their accounts.

The President said that currently the Entity has €10,368 in the account, but 22 houses have overpaid their dues by a variable amount (7 less than last year), meaning €2,345 of that is not ours. His appeals to people to stop paying in monthly or quarterly has fallen on deaf ears, and therefore he is seeking the permission of the Assembly to send a recorded delivery letter or Burofax to their last known address at their expense, and by email giving them until the 30th June next year to reclaim the money and make arrangements to pay the same as everyone else or the money, and all other excess payments, will be regarded as a donation to the urbanisation account.

There being no dissent from the floor (except that a few voices jested the period should be shorter) the motion was passed unanimously

Mr & Mrs Norville (Casa 20), the nominated tellers of the urbanisation confirmed they had undertaken a bi-annual inspection of the accounts. Hakim El Anabi confirmed all transactions were inspected and countersigned by him.

 There being no questions about the accounts they were taken as accepted.

3. Explanation of the budget for the year 2022 – 2023

Last year the Committee considered that a realistic balance in the account would be €7,500 and we intended to keep this for the year 2024. We have already the reserve we had planned for, however getting all the owners to change their payments is difficult, and so. keeping the original intention of charging €60 in January 2024 will allow some extra projects to take place to improve the urbanisation.

The Party in the Park in the Spring and putting some better quality fencing around the mailboxes were two ideas suggested and accepted

5. Reinstatement of the Committee.

Following the resignation of Bob Bennett shortly after the last AGM there wasa vacancy on the Committee. All other members agreed to stand another year. There was one nomination for the vacancy – Francisco Mostazo of Casa 66, manager of Grupo Mostazo and so he was elected unopposed.

6. Any other business.

Punto de basura

Two residents at the entrance to the urbanisation complained about the state of the punto de basura. It is used not only by locals but also has become a place for workmen and businesses to leave bathroom, bedroom, kitchen and garden furniture, as well as large quantities of garden waste. This obstructs the footpath, is blown into the field and is an eyesore.

The President agreed and further stated that cars offloading rubbish created a traffic hazard. He advised the meeting that on three previous occasions complaints had been made in writing to the Ayuntamiento but the mayor at the time had ignored the request to move the rubbish containers to the other side of the road, where they would not cause an obstruction to the view of oncoming traffic. He presented the document he had sent to the Ayuntamiento in September, both in the electronic mail system and to Wendy Voohar via WhatsApp. The Señora Alcaldesa and Ms Voohar both agreed to consider the argument for moving the bins.

In view of the public interest the argument for moving the bins will now be more widely circulated.

Speed bumps

A resident living close to the park asked if more speed control strips (sleeping policemen) could be installed near the park as some cars accelerate fiercely up the hill and cause a nuisance. This was generally agreed and the President that he would place a request to the Señora Alcaldesa through the electronic mail system.

There being no further business the President announced the date of the next meeting, thanked everybody for coming and closed the meeting.

7. Date of the next Annual General Meeting

The next meeting would be 7th October 2024

The meeting ended at 21.05 on 9th October 2023