



ASOCIACIÓN PROPIETARIOS MONTGÓ JÀVEA

Apartado 592, Javea, (Alicante)

Reg. de Asociaciones N° CV-01-35558-A. CIF G53802666

CUENTA BANCARIA No 0001130619 con SABADELL JAVEA 03730

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COMMITTEE MEMBERS

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Minutes of the Annual General Meeting of 17 March 2015

Members present 50, new members 0, non-members 4

Opening

The meeting came to order at 10.40am and the President welcomed all the members present. Also in attendance were Mayor José Chulvi, Councillor Doris Courcelles and support staff from the Town Hall.

1. Town Hall Update by Mayor José Chulvi

The Mayor, José Chulvi, spoke of his promise four years ago to be open in all he did and to be in contact with the town's citizens whenever possible. He had succeeded in both these aims. It was now relatively easy to access information about Town Hall matters via the web or social networks. Face-to-face help was available to all citizens in a number of languages. Every year the Mayor himself attended over 1800 meetings, each one providing an opportunity to be in contact with people. Five participatory councils covering a wide range of functions such as budgeting and youth affairs had been set up in the town to hear what people were saying, and allow them to influence the decision-making process. Although much work remained to be done, the improvements were both enormous and noticeable.

The Mayor thanked the APMJ members for their positive approach to living in this delightful part of Spain. He then took questions on a number of subjects from the audience.

- Question: Did the Town Hall have any plans to asphalt the gravel car park in the Port area of Jávea?

- Answer: This car park is on private land and therefore not the responsibility of the Town Hall. On a more positive note, the good news was now that the work by AMJASA to replace the water pipes in a number of roads on the Montgó was almost finished, the programme of asphaltting would start 25th March 2015. Details of the roads to be fully or partly re-surfaced was still available on the APMJ website. The work currently in progress on the CV735 (Carretera Jávea/Jesús Pobre) was being carried out by the *Diputación de Alicante* and was unrelated.
- Question: Despite previously agreeing to advise the APMJ when the water supply would be turned off for system maintenance, this had happened only once. Could AMJASA be prompted to let us know in advance, by email, of any planned work so that members could quickly be informed?
- Answer: Doris Courcelles agreed to remind AMJASA of the need to keep us aware of any planned work.
- Question: Had the regulations regarding the size of buildings and building plots on the Montgó been changed?
- Answer: There was a general plan for the town which regulated such issues. The minimum plot sizes on the Montgó varied by location and planned building size, and could be one of 700, 1000 or 1500 m². Normally, two floors were permitted plus, sometimes, an underbuild. Members concerned about the size of plots, new buildings and their usage could visit the Technical Department at the Town Hall. The staff there could then advise on what had been approved under the planning application process.
- Question: What plot/building sizes applied to the Montgó Valls area?
- Answer: Again, the detailed answer could be obtained from the Town Hall Technical Department.
- Question: Was the Mayor aware of any applications to knock down older buildings and then replace them with larger new-builds?
- Answer: No. However, permission was definitely necessary before any such work could be undertaken.
- Question: Was there any news on the new General Town Plan (PGOU)?
- Answer: Progress was slow. The Plan was currently with the regional government, the *Generalitat Valenciana*, for further approval. Key considerations included better protection for the environment, less unnecessary housing, more appropriate facilities such as residential accommodation, no large hotels, etc, etc. Final approval was not expected for a number of years. Meanwhile, planning permission under the current General Plan would be tightly controlled.
- Question: A long-standing, partially completed house along the Carretera Jávea/Jesús Pobre was currently being demolished. Who was paying for this?
- Answer: The private owner!
- Question: An area of ground along Carrer Pic del Montsià has been cleared, and a shipping container and building materials placed there. Was there some building work going on there?
- Answer: This was probably nothing more than supplies for the work being carried out by AMJASA on that road.
- Question: Could anything be done about speeding on the Carretera Jávea/Jesús Pobre or cyclists riding two or three abreast and thus blocking vehicle traffic?
- Answer: Enforcement of the law on this road was a matter for the Guardia Civil.

On behalf of all those present, the President thanked José Chulvi and Doris Courcelles for their attendance and contribution. It was recognised that, with local elections due in May, this was an important year for the Mayor and his team and it was hoped that they could realise their ambitions in the coming months.

2. Minutes of Last Meeting

The previous Annual General Meeting had been held 17th March 2014. The proposal to approve the minutes of that meeting was made by Nigel Parker and seconded by Tim Fawle. Carried unanimously.

3. President's Report 2014

We had maintained our excellent links with Mayor Chulvi, Deputy Mayor Oscar Anton, the Councillors and Town Hall Staff. Although the Chief of Local Police had not attended any meetings recently, regular contact was kept with one of his senior officers for an informal two-way exchange of information. We had re-instituted the link with AMJASA. Those attending the General Assembly in October 2014, or reading the subsequent minutes, would remember the upbeat update by Josep Lluís Henarejos, the head of the company. His generous offer to consider a partial refund of an excessive bill following a leak on the householder's side of the meter had since been put to the test with positive results.

Efforts to broadcast appropriate and timely information to all members had continued apace via the regular newsletters, minutes of meetings, emails and so forth. The APMJ website was continually updated with topical information in three languages. Andrew, as well as other Committee members, regularly received emails from members asking for information, advice or help on a wide range of topics. However, it was accepted that we might not always be communicating in an individual member's own language and we therefore needed, firstly, to understand better people's requirements and then, secondly, to act on those requirements where possible.

We had continued to keep everybody up-to-date with information about incidents and suspicious activity through the Neighbourhood Watch (NHW) system. John Sloggie had recently seamlessly handed over to Sandra Benson as the NHW Coordinator. Sandra, who introduced herself to the members present at the meeting, reminded the audience about the numerous warnings passed on over the past year about bogus callers (gas inspectors, charity collectors, etc), suspicious vehicle activity and so forth. Not all callers to households should be a cause of concern, however, with representatives of Iberdrola, for example, being genuine. Recent incidents at Alicante/Elche Airport were a cause for concern and Sandra reminded all members not to let their guard down when at the Airport or travelling back and forth to it.

Although not primarily a social club, we had continued to hold regular social events. At our regular Montgó Mornings, we had taken the opportunity to pass on information about local issues to those attending. There had also been a number of guest speakers. For example, the Mayor had attended the October Morning and updated the audience on the recent fire at the far end of the Montgó and the measures being taken to clear up the area. More recently, we had listened to informative talks about volunteering in the community from Candida Wright of the Dénia HELP organisation, as well as one from Candida Bourne about the work of insurance brokers and the importance of checking household insurance policies for proper coverage. Lastly, we had enjoyed three lunches in 2014: in March at El Gaucho Restaurant, in July at Le Gourmand Restaurant and a Christmas Lunch in December at La Masena Restaurant.

Over and above the help given to members by Andrew and the Committee, Sally Skelton had continued to provide an important service to individual members by helping them sort out a variety of issues with the Town Hall (such as Catastral problems) as well as with Iberdrola over meter issues.

Last but not least, we had purchased another *Buzón* Bank and had it installed by the Clínica Dental. Members were reminded that if they wanted to purchase a *buzón* (mail box) then they should contact Barbara Walters in the first instance. She would then pass on their request to one of our members, Hans Sleutjes, who had kindly offered to look after the administration for the sale of the *buzones* and arrange the handing over of keys.

In summary, it had been another year of steady work ('evolution not revolution') in which we had broadly achieved our stated aims.

4. Financial Update

Before stepping down as Treasurer, Shirley Sloggie presented the Financial Report. During 2014 actual income was €4476 against a predicted €4500. Expenses amounted to €3386 (meetings, stationery/postage, representation, insurance, website and signs) plus €2891 for the new *buzones*. The €5000 set aside as a possible contribution for road works had not been used. The bank balance at year-end was €8444, plus there was cash-in-hand of €68.

The budget for 2015 was similar to that of 2014. The €5000 being held for road works would be discussed under Agenda Item 6, Fire Prevention Update.

Membership currently stood at 275 households, of which almost 120 had paid their subscription of €15 for 2015.

Overall, the finances were healthy.

Gerry Haim proposed that the accounts for 2014 be accepted and this was seconded by Gillian Ashworth. Carried unanimously.

Andrew thanked Shirley for her work, as well as Mike Granville who carried out regular audits on the accounts.

5. Election of Officers

There had been a number of changes of APMJ officers in the past year. Andrew had taken over from Tim Fawle as President. Tom Hay was the proposed replacement for Shirley as Treasurer, who wished to continue as a Committee member. Ann Hambrook had taken over as Membership Secretary from Chris Winter, and Sandra Benson as the NHW Coordinator from John Sloggie.

The full list of proposed Officers and Committee Members for 2015 was:

- President – Andrew Simmonds
- Secretary – Barbara Walters
- Treasurer – Tom Hay
- Membership – Ann Hambrook
- Website – Gillian Ashworth
- NHW – Sandra Benson
- Member – Anny Koenen de Bie
- Member – Shirley Sloggie
- Ex Officio Member – Sally Skelton

Helen Granville proposed the Officers and Committee Members as detailed above; this was seconded by Tim Fawle. Carried unanimously.

6. Fire Prevention Update

There was a high risk of further forest fires along the Montgó now and in the future, either caused by accident or started deliberately. Work was therefore being carried out to see how the spread of such fires might be minimised by cutting overgrowing trees, clearing discarded garden rubbish and creating firebreaks. The first step was working out who was responsible for what across the Montgó area. To this end, visits had been made to Jávea Town Hall and the office of the *Parque Natural del Montgó* in Dénia. Unsurprisingly, it was a complicated picture.

Most of the land comprised private plots, which were the responsibility of the owners to keep clear. Jávea Town Hall was responsible for the public areas such as verges, etc. On behalf of the *Confederación Hidrográfica del Júcar* – and with its permission – the Town Hall had cleared some of the barrancos in the area. The Town Hall could also legally enforce private owners to clear overhanging trees and garden waste, or, failing any action, carry out the work itself and charge the owners afterwards. Lastly, the *Parque Natural del Montgó* looked after the land above the residential area (i.e. the slopes of the mountain and the higher forested areas). However, it too was often hampered in its efforts given that much of the land with the *Parque* was also under private ownership. There was also a desire by the authorities to protect natural habitats for local wildlife. In addition finances, or more accurately the lack of, was a major consideration for all involved.

The next step would be to identify and prioritise the problem areas. The *Parque Natural del Montgó* had agreed to provide professional assistance in this task. Andrew, Sally Skelton and one of the APMJ members, Aad de Zeeuw, would be meeting with one of the *Parque* technicians the following week to start the survey work. The next steps would be considered after this work was completed. Given the lack of finances within the various authorities, it was suggested by Andrew that the €5000 currently being held to help finance road works if needed, could be used to help any fire prevention work if not used for the road works. Any such financial support would, of course, be carefully controlled and used only for specific tasks agreed in advance with the appropriate authority. Likewise, €1400 had been set aside in the 2015 budget for signage. Not only could this money be used to help fund the ever popular (but mostly ignored) 'dog poo' signs, but it could also help finance some highly visible fire prevention signs across the area. This proposal was fully supported.

7. Social Events/Future Meetings

We would continue to hold the Montgó Mornings each month. The next one would be Tuesday 7th April. A visit to the Joan Cashimira guitar factory in Gata de Gorgos had been suggested following the success a while ago of the visit to the other guitar factory in Gata, Francisco Bros. Early May was suggested and Sally Skelton agreed to contact the owner to fix up a suitable date and time. A number of members were also interested in visiting AMJASA's desalination plant. A General Assembly would be held in late October/early November 2015, with the next AGM being held in March 2016. A date and location for the Christmas Lunch in December would be considered before too long.

8. Any Other Business

The speed limit on the Carretera Jávea/Jesús Pobre road was discussed once more. A letter to the provincial government in Alicante making some suggestions to improve safety along this road was in course of translation.

9. Closing Remarks

In closing the meeting the President thanked the members for their support and looked forward to being at the lunch being organised by Barbara for 36 attendees later that morning at Le Gourmand Restaurant.

Meeting adjourned at 12:00 hrs.

The next AGM will be in March 2016. The next General Assembly will be in late October/early November 2015.

President
Andrew Simmonds

Secretary
Barbara Walters