



Minutes of Annual General Meeting  
**Wednesday, 21 June 2023, 15.00**  
1<sup>st</sup> convocation 15.00; 2<sup>nd</sup> convocation 15.30  
Mariano's Restaurant, Camposol A

**Present :** P Gelling (PG) [Chairman]  
Gordon Cockburn (GC) [Vice Chairman]; Jayne Miller (CJM) [Secretary]; Colin Barton (CB) [Treasurer]  
Wayne Blow (WB) [Communications]; Gerardo Vazquez, Abogado of VAZQUEZ ESTUDIO JURIDICO  
Together with 20 residents of Camposol.

**1. Apologies for Absence**

Angela Skinner; Maura Hillen;

**2. Introduction of Guests**

The Chairman identified all sitting alongside him, Vice President (also Membership Secretary). Treasurer, Secretary and Communication Officer; together with Gerardo Vazquez, lawyer handling issues on Camposol, notably the issues regarding Rambla, as well as infrastructure and also assisting 2025 Group with various small projects around Camposol. Working also with Maura Hillen who has and spent hundreds of hours dealing with issues and problems in Andalucia, similar to those in Camposol.

**3. Approval of Minutes of last AGM held 15 June 2022**

Minutes of the last AGM have been available on the website and other media routes for information, he expressed the hope that those present had the opportunity to read them and requested acceptance - proposed CB, seconded WB; all in favour.

**4. Treasurer's Report**

Figures presented for year 2022 - as attached.

**5. Election of Committee - as below**

The Chairman highlighted how often there have been appeals to residents for more volunteers to assist on Committee particularly in the light of many projects in view in conjunction with our lawyers and the ayuntamiento. This need continues.

<b>Phil Gelling</b>	Chairman	All present in favour of existing Committee continue for a further period of two years
<b>Gordon Cockburn</b>	Vice Chairman Membership Secretary	
<b>Jayne Miller</b>	Secretary	
<b>Colin Barton</b>	Treasurer	
<b>Wayne Blow</b>	Communications	



## **6. Chairman's Report**

Here we are again almost 3 years since the Regional Commission Report was produced. Due to Covid restrictions over the past couple of years and due to the lack of significant investment by the Town Hall in fixing the problems of Camposol we still have work to do.

The Town Hall has provided a children's play area and a five-a-side football court which the residents are pleased about and are now beginning to use as Covid restrictions have more or less been lifted.

After loads of pressure from the residents, the CRA and the business group fixed the problem leading up to the bridge between Sector B and Sector C.

Due to the efforts of the 2025 group there is a new dog park on sector A and a multi/use games and fitness facility on Sector D.

Unfortunately there are still lots of issues still to be resolved

1. Lighting on Public Highways
2. Potholes and crumbling surfaces on Public Highways
3. Unusable Public Highways
4. Raised manhole covers on Public Highways are almost fixed.
5. Pruning and maintenance of plants on Public Highways is now a shared responsibility due to a gardening contract being agreed with the Town Hall.
6. Public Library
7. Local Town Hall facility for use by residents
8. More police presence to tackle burglaries
9. There are still problems on different sectors due to subsidence.

I have deliberately left out Community Ownership because this I believe is a contentious subject due to the urbanisation not being completed by the developer and the fact that residents were never made aware of this subject when purchasing property. We have had conflicting views over the years as this subject came to light.

I have also not mentioned private roads as this is related to Community Ownership and responsibility.

There are many more issues on Camposol that need to be tackled. The biggest being the Rambla situation on D sector where there are over 500, possibly 600, houses built on Government Land. This was one of the issues that the Town Hall was charged with rectifying together with the CHS and the Region. 5/6 plans later we have seen no resolution. So 3 years wasted and still a danger to life, property and ownership.



There are also a few areas around Camposol where homes are either abandoned or falling down due to either underground streams or subsidence. We, that is the CRA, have taken many actions to get these situations rectified with little or no joy despite weeks or months or years of tackling the politicians, the Courts or the administrations. We have therefore had to recruit a team of people from Andulucia who have had some excellent success in in that Region.

Unfortunately, this means that over the years we have had to meet legal bills and expenses for using experts in the ongoing struggle to get things fixed. Those funds were gained in earlier years of the CRA through appeals and fundraising. Now we are asking for a regular subscription so we know with clarity how much we can spend and on what challenges.

I would like to list all the things we have tried but would suggest you go to our website [www.camposolresidents.es](http://www.camposolresidents.es) as I do not want to end up with an aching wrist or keep you here for hours discussing why the attempts have failed due to the various authorities not keeping to their word, and that is the authorities at all levels of the political and legal spectrum.

We now have another change within the Town Hall with Gines Campillo becoming Mayor and Gaspar becomes the deputy. How this plays out in terms of the suggestions they made in meetings with us and other group's only time will tell.

The CRA has taken the view that going with the legal aspects of COo's is a problem which needs to be decided on the basis of goodwill and finding a suitable compromise of at least 3 involved parties. Just starting them is likely to throw many residents under the proverbial bus especially those that came here 20 years ago and have seen one promise after another being defaulted on as well as their life savings being eaten away by exchange rates, false promises, the bank crash of 2008 and now the cost of living crisis. We want the CHS and the Town Hall and the Region to face up to their obligations and treat the residents of Camposol as human beings and not as second class citizens.

Thank you for reading this or listening to me.

Regards

Phil Gelling

## **7. Address by Gerardo Vazquez**

Gerardo addressed the meeting - thanking people for attending and reinforced the CRA activities undertaken throughout the last year. He displayed the latest map showing the proposed changes to the rambla to disperse water in times of extreme weather

Currently alternative 4 is likely to be adopted since it has minimal effect on existing houses although it is a long route. Alternative 3 is muc shorter but would involve requirement to purchase some existing house. So far as the ayuntamiento is concerned, all parties agree this should be undertaken and funded. Gerardo will ensure that the Round Table is reinstated following the last meeting September 2022. For all residents, political parties, the ayuntamiento as well as CHS, it is important that proper attention and rectification is followed through.



CoO implementation is an issue which Gerardo has raised on FB. He understands the reasons for the CRA remaining neutral on the subject but personally, Gerardo believes it must be pursued since in legal terms the CoOs exist despite not having been activated. Camposol 4000 residents are represented by CRA and this should be moved forward Done 'for free' by I'm because in fact there is no alternative but to activate them in all areas

Another issue which has been raised - also related to CoOs - the. Differentiation between public and private road. The Ayuntamiento can never deal with a private road. Despite this, Inez Capillo has discussed this prior to election and put on the table the possibility of residents giving over ownership of the road within a private polygono, which then could be managed by the ayuntamiento. However, ALL residents in any one CoO must agree and there may be other restrictions to follow.

Of major concern is the matter of Certificate of first Habitation (CH). For example - in Andalucia if the CH is not available on sale of a property, then pricing of that property will be drastically reduced. To obtain the CH, a deposit will be required to cover outstanding urbanisation matters not previously addressed. This is another matter which Gerardo will follow up on a legal and technical basis and cannot make recommendations until he has made a full investigation and follow up with the Mayor. He made it clear that obtaining a Certificate is not obligatory but desirable in respect of pricing on resale. .

The bridge issue had been raised during the last year and following repair is not at the present time failing. The CRA obtained a structural report and with this put pressure on the Ayuntamiento and CHS for repair - which did happen.

There had been many fruitful meetings with all political parties pre-election. These all need to be followed up and follow through actioned in respect of promises made. All parties claimed to be interested in promoting resolution of problems on Camposol but numbers 'pressurising' need to be increased. Gerardo reinforced the Chairman's appeal for more residents to support CRA to ensure that Camposol is properly managed and represented.



## **8. Any Other Business**

Audience invited to ask questions and make suggestions. Two residents stepped forward with enquiries:

One requesting a street name sign - PG undertook to follow through. He also enquired concerning business use of a property within the residential area.

Use of a property depends upon designation on the plan partial. If an area is designated 'residential', without a change of use to that plot business use would be illegal. Application may be made to the Ayuntamiento to enquire as to the latest designated use and if an area is used illegally this can be denounced.

Another resident commented that as new to Camposol he had attended last Ayuntamiento meeting. He had been concerned that promises made to finish Camposol to the originally planned standard, on takeover from contractor, had not been followed through and would seemingly only apply to main roads. He enquired as to the legality of the Ayuntamiento taking over from the nominated contractor and not finishing the incomplete infrastructure. He suggested pressure was needed to 'finish' Camposol. He suggested that once the elements were properly finished by the Ayuntamiento many residents will be happy to subscribe to a CoO.

With thanks to all, the meeting closed at 16.30



# CAMPOSOL RESIDENTS ASSOCIATION

## Camposol Residents Association

### Financial statement for the period 1st January 2022 to 31st December 2022

Brought Forward from 2021	Bank Account	6,564.95 €		
	Pay Pal Account	63.30 €		
	Petty Cash	<u>-1.47 €</u>	Total B/Fwd:	6,626.78 €

#### Expenditure:

	Google Workspace	62.40 €		
	Legal Advice/Costs	6,502.58 €		
	Website Maintenance	387.19 €		
	Meetings/Room Hire	233.69 €		
	Bank Charges	111.86 €		
Sundries:	Printing	10.00 €		
	Refund of duplicated subs	17.48 €		
	Bridge Survey	<u>1,179.75 €</u>	Total Costs:	8,504.95 €

Income:	Donations:	120.00 €		
	Subscriptions:	<u>3,610.69 €</u>	Total Income:	3,730.69 €

Total Assets: 1,852.52 €

#### Carried Forward to 2023

Bank Account:	1,143.92 €		
Pay Pal Account:	268.66 €		
Petty Cash:	<u>439.94 €</u>		<u>1,852.52 €</u>

The above figures are certified correct and in accordance with our records.

Colin Barton, CRA Treasurer.