



## **Minutes of the Annual General Meeting of Garden Ridgeways Residents Association GARRA held at Oak Place on Saturday 28<sup>th</sup> January, 2023.**

**Attendance;** Mary Ann Wariithi, Nawir Ibrahim, Ibrahim Nawir, Ian Kagama Mureithi (Oak Place), Jackie Guest Kinuthia, Samuel Mwiti, Priscilla Wangai, Francis Ndiangui (Windsor) Lucy Achieng Ogutu, Yolande Engell Andersen, Sharon Kigwe, Liliane Binagwaho, Simon Kihumba, Jay P. Taylor, Lisa Nyambura Chege, Abdulmalek Virani, Tristin Seweflot, Karago Mbiru, Asjad Omar, Bella Kaigwa, Mumbi Kaigwa, Abitu Buliro, James Nduati, Julia Fulcher, Grace Kagonda, Ernest Nyamu, Janelynn Muli-Kathuka, Cynthia Muniu, Richard Mugo, Moses Munguti, Murethi S. Muriuki, Casey Mbugua, Julius Kinuthia, Edgar Okioga, Dr. Hanningtone Gaya, Harrison Kimani, Joan Change, Thairu Gituiku, Roni Karina, Maria Walker, Sylvia Warugongo, Antony Warugongo, Marie Warugongo, Leah Nzioka, Nancy Chege.

Geoffrey Ndungu (Karanja Kamau &Co) Auditors

Michael Njugi - Administrator

**Apologies** were received from; Joseph Wakiri, Geoffrey Ndungu, Jennifer Karina, Bob Karina, Wacheke Kimani, Humphrey Maina, Tabitha Maina, Nyambura Maina, Stephen Kamau Mbiyu, David Ngaine, Anne N. Waweru, James Rarama, Kariuki Mbugua.

The meeting opened at 4.12pm with a word of prayer given by Priscilla Wangai. Abdulmalek Virani also offered a prayer for the meeting

The Vice Chairperson, Mary Ann Wariithi, welcomed members to the meeting and invited them for a cup of tea. It was confirmed that the meeting was quorate.

The Honorary Secretary, Joan Change, read the minutes of the previous Annual General Meeting. There were no amendments or matters arising. The acceptance of the minutes was proposed by Richard Mugo and seconded by Yolande Engell Andersen.

### **The Chairman's Report.**

As the Chairman, Edgar Okioga has been relocated to Nigeria he spoke to the meeting online. He sent his greetings from Nigeria and pointed out that we are spoilt living in a community like GARRA. Here we have water, security and little chance of kidnapping.

MaryAnn thanked Edgar for his hard work, analysis, patience and acceptance for each one as they are. Some years ago the Association was taken on by Mary Ann, Yolande and Edgar from John Stern, when there was little security and debts. With Edgar's leadership things have greatly improved.

Michael Njugi thanked Edgar for his guidance, leadership, diplomacy and communication skills. He was he was very grateful for his support, allowing him to grow.

### **GARRA Chairman's Report - December 2022**

As we end another financial year, I am proud to report on our progress as a residential association in collaboration and building a stronger community for all our residents.

#### **Environment**

First and foremost, I would like to highlight the success of our Garra clean-up exercise on 7th October 2022 and the routine litter collection in the months of April and July.

Through these efforts, over 120 bags of garbage were picked up and collected by youths hired by GARRA, in partnership with the county. Not only did this exercise create short-term employment, but it also helped keep our environment clean. Mahatma Gandhi once said, "The true measure of any society can be found in how it treats its most vulnerable members."

### **Collaboration with Partner**

In March 2022, we also facilitated a 3-day land rates clinic at Oakplace training and conference centre in partnership with the NMS, Nairobi county and KRA. This clinic provided a convenient location for over 150 residents to receive and pay their rates, with ample parking, shade, and well-controlled queues. Our senior citizens were the most significant beneficiaries of this initiative. We are proud to have made their lives a little bit easier.

### **Partner Support**

During this financial year, we also supplied 55 pairs of reflective jackets to the boda-boda team operating within GARRA to make them more distinguishable from other riders and help the police patrol team identify GARRA operators from other riders. This small but impactful initiative helped increase safety for our residents and the boda-boda operators.

### **Community Security**

The year 2022 has been challenging from a security point of view. GARRA residents reported multiple thefts and muggings. We also suffered a heavy tragedy with the murder of one member while on GARRA roads. In response to this most heinous event, this association initiated a support kitty to help fuel a motorbike for use by police patrol from Muthaiga. This initiative has significantly decreased the crime rate within GARRA, specifically mugging by riders on motorbikes. As GARRA, we continue collaborating with the police to stretch our finances. As Mother Teresa once said, "I can do things you cannot, you can do things I cannot; together we can do great things."

### **Radical Change**

In November and December, we refurbished a police container to support a planned convergence point for police patrol. The painting is done, the furniture installed, and ablution facilities are created with water and power provisioned. The complete handover is scheduled for later in the quarter.

Finally, we are finalising sourcing for CCTV camera installation within GARRA.

Advanced conversations are with Zuku internet and related technology companies installing cameras. The rollout is around the corner.

We have achieved much, and this is enabled by all our volunteers working tirelessly behind the scenes: The committee, the zone leaders, our partners and the angels who live among us, guiding and supporting GARRA in word and deed. I salute everyone who sacrifices their time, expertise and finances for GARRA. God bless you.

### **Looking forward**

To make GARRA a better residential association, with a focus on our customers (members), I suggest the following key points for the incoming committee:

1. Continuously engage the community through regular meetings and activities. Drive for more face-to-face engagements with seniors and encourage zone members to meet more often.
2. Partner with relevant government and private organisations to enhance security and services. Strive for a land use policy that will govern development within GARRA.
3. GARRA's foundation is the zone. Let's have more zone drive activities. Encourage residents to participate in community initiatives and volunteer work.
4. Invest in technology to enhance security and improve communication.
5. Continuously evaluate and improve our services and operations to meet the changing needs of our community. We have more mixed development coming up. We need to figure out sustainable ways of coordinating change and adapting to new demands in the community.
6. Do not relent on engaging stakeholders to manage the menace of noise, traffic and environmental pollution. Be patient. You will win an inch at a time and move GARRA closer to success.

## **Conclusion**

In conclusion, we have made significant progress as a community this year, and I am confident that we will continue to build on this progress in the coming year. As Margaret Mead once said, "Never doubt that a small group of thoughtful, committed citizens can change the world; indeed, it's the only thing that ever has." Together, we can make GARRA a better place to live, work and play. **Let's continue to Love the Law and Love our neighbours.**

Let us continue to strive for excellence and be recognised as one of the best residential associations in the Kenya Alliance of Residential Associations annual competition. I am confident that with the support of our community, we will achieve this goal.

Thank you for your continued support, and I look forward to you working with the incoming committee.

Edgar Okioga

26<sup>th</sup> January 2023

## **Financial Report**

The Auditor Geoffrey Ndungu went through the accounts which had been shared with members on Glue Up.

### **Matters Arising from the financial report;**

Barrier Money, Kshs.120k contributed by members. The barriers were erected, but damaged several times, then eventually were removed on instruction of authorities, as Ridgeways is used as an emergency route when there are hold ups on main highway

Liliane Binagwaho queried if these were financial accounts for 2022. The Treasurer Abdulmanek Virani explained that this was a belated AGM for 2022 so the accounts are for 2021. He confirmed that the accounts for 2022 are complete, ready to pass to the Auditors.

Administrative expenses are the major expenditure for the year, sub-committee meetings have minor expenses.

The refurbished Container for use by the Chief and the Police has incurred expenses making it clean, hygienic and comfortable. Most of the work for this refurbishment has been done by Mary Ann and Michael.

The Container has improved security, as police are patrolling and matatus can be stopped as they pass there. The GARRA Boda boda riders will all be receiving reflective jackets with identification badges, having been background checked by DCI.

The current committee members were thanked for their efforts, especially with Covid issues, security and the tragic death of Keagan. The GARRA Convergence Container will be officially handed over next week.

The acceptance of the financial report was proposed by Hanningtone Gaya and seconded by Roni Karina.

The Auditor who has been with us since 2010 is reliable and diligent so has been invited to continue in this role. Our thanks should be passed to his partners.

### **CCTV**

The project for installing CCTV on roads in the GARRA area is ongoing. There have been many complaints about Zuku, but they have promised a fibre line. Roni Karina and George Kangethe have really helped with this project. The current plan is for eight high masts with sixteen cameras.

The container which has a lockable section will store the DVR and the monitor. Some committee members will be able to view the cameras from their phones.

The Secretary Joan Change pointed out there are several sub committees who should be thanked and their efforts recognised. The Chairperson, the Secretary and the Treasurer are all stepping down after several years in office. Following the stepping down of the current committee, elections were held.

### **Elections**

The Administrator read from the Constitution, the rules regarding committee members.

Chairperson; Mary Ann Wairiithi – proposed by Hanningtone Gaya and seconded by Yolande Engell Andersen. Confirmed by members.

Vice Chairperson; Roni Karina – proposed by Mary Ann Wairiithi and seconded by Moses Kitheka. Confirmed by members.

Hon. Secretary; Jackie Guest Kinuthia – proposed by Joan Change and seconded by Richard Mugo. Confirmed by members.

Hon. Assistant Secretary; Abitu Buliro – proposed by Nawir Ibrahim and seconded by Joan Change. Confirmed by members.

Hon. Treasurer; Sharon Kigwe – proposed by Nawir Ibrahim and seconded by Joan Change. Confirmed by members.

Hon. Assistant Treasurer; Nyamu Wanyoike – proposed by Richard Mugo and seconded by Simon Kihumba. Confirmed by members.

Behind the scenes there are several committees, led by;

Water – Yolande Engell Andersen

Power – Nawir Ibrahim and Ibrahim Nawir

Security – Karago Mbiru, Hanningtone Gaya, Janelynn Muli- Kathuka

Events – Moses Munguti Kitheka

Environment – Liliane Binagwaho

Infra Structure – Antony Warugongo, Casey Mbugua

Richard Mugo welcomed the Warugongo family to GARRA community.

### **Garden Estate Primary School**

Mary Ann explained that she and George Mungai are on the Board of Garden Estate Primary School which is in a sorry state, though teachers are committed and hardworking. There is not enough money to cover expenses. The outstanding electricity bill has been cleared by the association as a temporary measure to ensure power is not disconnected. The whole place needs community help to uplift the school. If anyone has a talent, donation, time to help the school please can they volunteer.

### **Zone Leaders**

Zone leaders are part of the committee to each zone should have a representative. Some are continuing, others are new to the role.

G1A – Lucy Ogutu

G1B – Joan Change

G2 – Richard Mugo

G3 – Harrison Kimani

G4 – Francis Ndiangu (Windsor)

G5 – Sylvia Warugongo

G6 – Edward Ndirangu

G7 – Yolande Engell Andersen

R1 – Gerald Taylor

R2A – Maria Walker

R2B – Gloria Ndekei

R3 – No Rep

R4 – James Githere

R5 – Grace Kagondu

R6 – Bernard Matimu

R7 – Moses Kitheka

The new Chairperson Mary Ann Wariithi thanked everyone for maintaining their community, requesting that people be patient when complaining. Police officers are patrolling for security. She thanked Rufus from Garden Court for providing internet connection for the meeting and members who had contributed for the refurbishing of container.

### **Any Other Business**

Simon Kihumba pointed out that all the committee members are volunteers and should be treated with respect. They are giving back to society.

It was noted that many people in the community do not know one another and suggested that we hold social get togethers maybe three times a year – men providing mbuzis and women other things - just to relax and socialise.

This has been tried in past but with little participation – we should try again.

Hanningtone Gaya reminded us that we live in a high class area and so should maintain the environment. Everyone should do their bit!

Chris Mbugua from Garden Court thanked the committee and is looking forward to working together. Samuel Mwiti suggested that pavements are needed from Garden Court to Castle Inn, for safety of pedestrians.

Someone has been giving food to Garden Estate Primary School. The Presbyterian Church has given porridge. Perhaps some spiritual guidance could be provided free.

Grace Kagondu wondered how we will communicate with Container? Mary Ann reported that it will be sorted after hand over to Chief and Police. Details of communication will be shared with members.

MCA had been invited to AGM but sent his apologies.

Mumbi Kaigwa asked the state of Land Rates – any update? Michael reported that an objection has been raised via KARA. A tribunal is overseeing process.

Liliane Binagwaho asked will there be a AGM for 2022 this year. It was confirmed that this would take place.

The Chairperson, Mary Ann Wairiithi concluded the meeting – hoping to become a patient person; saying we accept constructive criticism, and we are doing our best.

Hanningtone Gaya closed meeting with a word of prayer.

The meeting closed at 6.25pm

Signed \_\_\_\_\_ Chairperson

Date \_\_\_\_\_

Signed \_\_\_\_\_ Hon. Secretary

Date \_\_\_\_\_