

**GARDEN AND RIDGEWAYS RESIDENTS ASSOCIATION
MINUTES OF THE ANNUAL GENERAL MEETING
4TH DECEMBER 2021 – BRAEBURN GARDEN ESTATE SCHOOL**

AGENDA

- Confirmation of quorum and minutes of AGM held on 17th August 2019
- Chairmans remarks
- Adaptation of Accounts for 2021
- Election and or nomination of office bearers: Chairman, Vice Chair, Secretary, Ass. Secretary, Treasurer, Asst. Treasurer
- Appointment of Auditor
- Such matters the committee may decide or as to which notice shall have been given in writing by a member to the Secretary at least seven (7) days before the meeting
- AOB with the permission of the chair

1. OPENING REMARKS

The meeting started at 11.30am with a word of prayer by Jean Munga followed by the Introduction of the GARRA officials present.

2. CONFIRMATION OF QUORUM

It was confirmed that there was a quorum of paid up members present

3. CONFIRMATION OF MINUTES

Minutes of the last AGM held on 17th August 2019, were read out by Mary-Anne on behalf of the secretary. Confirmed by Abitu Waiyaki and seconded by Maggie Von Lekow

4. CHAIRMAN'S REMARKS

Stronger Together

If you want to walk fast, walk alone. But if you want to walk far, walk together."

— Ratan Tata

I cycle on Saturdays from 7 am, and this particular morning while on Stream Drive Maruriu, I came across an elderly Caucasian woman picking refuse by the road.

I stopped to inquire who she is and why she was clearing the road alone. **I wanted to understand her inspiration: ordinarily, I do not see this in our neighborhood.**

So her reasons:

- 1) *She does not know who is responsible nor accountable,*
- 2) *She does not know her Neighbours well enough to engage them,*
- 3) *No one seems to care about her neighborhood, and they do not talk with each other.*
- 4) *She does not know where the sub-county office is, nor the administrative Leadership of the area.*

I shared with her key GARRA partner contacts to work with at executing sustainable change.

When I recall this encounter, these words ring true to me, *“alone I can walk fast, but together, we walk far”*. GARRA has walked far over the last two years. Outlined are some of the key milestones in my mind:

1. We have been with neighbors and family who rested over the last two years. We know them by heart, and I seek we take a moment to remember them for a moment. **{A minute of silence was observed by all}**
2. Covid Support for the community and beyond with gift hampers, life-saving provisions, vaccines that ordinarily I would not give while alone,
 3. We support our Boda Boda community: sheds, CV-19 kit, reflector jackets, and a community to work within. Engagements that I would not pay too much attention to while driving home.
 4. Putting our resources together to build a barrier along Ridgeways road, albeit for a short time. **The principal did work (proactive resistance)**, so this is a win for me. The follow-up with bollards is also a **bold move that regulators and perpetrators see**.
 5. Accelerating our digital technology adoption as a community: Digital Signatures, Community Engagement Platform, More WhatsApp Groups, a Website, and much more in the digital space.
 6. The protests letters, petitions to leadership in NMS, KURA, Nairobi County, Police Service: Who am I alone?
 7. Material and sustainable value delivery to our community, through the zone leaders, committee leaders, and GARRA leadership at large. All committee leads and leaders of GARRA present stood for a round of recognition.

I want to delve more into the GARRA value proposition that we enjoy as a community.

Value starts with the GARRA's purpose: *Why do we exist, and for whom: I am because of you & others while and you because of me and others?* It flows through all GARRA actions and activities (engagements, communication, networking, and interventions). The greater our alignment to the objectives (constitution) at all community levels, the more likely we can deliver real value at below-market costs as we do today.

I Financial Value: GARRA has grown with the minimum Ksh 6K annual subs per household. The more investment in GARRA, the more significant the impact we shall experience, including capital support to the Sub-County.

I propose increasing our annual household subs to 10K per year from the 6K today.

I Customer-Driven Value: examples involve delivering products and services that represent superior value over others available in the market. Each of us has experience with Electricity, Water, Internet, Street Lighting, House Numbering, Virtual Wellness Talks, GARRA Website, Zoho Digital Signatures, WhatsApp chats and jokes, Zone Leadership impact, and much more.

I propose expanding the mandate of a customer experience team to drive up what we expect as a community and amplify the same with residents and absent owners not engaged.

I further propose that GARRA accepts to take two board member seats at Garden Estate Primary Scholl. This is our school, our impact, and our legacy. We have nominated George kangethe and Mary Anne

I Value from Improved Governance, Risk, and Compliance: to manage land-use change, construction, and development. GARRA community is focused on managing our land value and way of life, albeit the difficulty we face as we also as residents flouting the same zone and construction rules.

I propose that for 2022, GARRA signs the memorandum of association with the NMS and Sub-County. If be, dedicate a budget for professionals to execute the same as early as Q1 2022.

I Security (Nyumba Kumi) is a key responsibility for all residents of GARRA. Value through Risk Reduction: One of GARRA's primary obligations is working with the Police, Chief, and other security organs. We also collaborate with leaders at different levels/Associations, self-organizing groups such as the Boda Boda community. Knowing how much to invest in operational risk reduction (Patrols, CCTV) is complex and ongoing as a conversation.

I propose that for 2022, we incorporate retired and active security experts living within GARRA to the GARRA Security team thus leverage expertise and networks that are within to influence further impact: patrol cars, faster response, zero incidents of crime on women, children and senior citizens.

I Value through Safety Improvements: focusing on people's safety is critical (students, residents, visitors, workers, e.t.c): on our roads, while we jog, walk, drive, and cycle. Anything a GARRA member can do to reduce the likelihood of people getting hurt within GARRA is money well spent. Our challenge is to create value in one area (safety), while balancing the impact on another (financial).

I propose that for 2022, we aggressively continue with proactive protests as seen in the bollards, barrier, letters with more rigor and engagement.

I Value from Greater Efficiency and Productivity: means always finding more efficient and productive ways to do things. GARRA strives to create a culture where people constantly look for ways to do the job better, faster, or cheaper.

This is our community, our home, our way of life. I Cheris everything about being a GARRA.

Thank you for being active GARRA members, thank you for your vote of confidence. Thank you for contributing your subs on time and in full and speaking up when called upon. Thank you for challenging and respectfully disagreeing with each other: Challenge, confront and coaching on WhatsApp (taken with Pride and dispensed with Grace). This is a hallmark of a mature community that cares.

Your presence here is a conversation loud enough that you support GARRA.

Comments

Mr Muriuki from zone G6 congratulated the committee for the work done the last few years, covid 19 distraction notwithstanding.

- He challenged the members to get more involved.
- After 40 years with castle Gardens as a neighbor, he lamented at how it had now become and is creating noise pollution.
- He supported the increment of subs from Ksh 6,000 (six thousand) to Ksh 10,000 (ten thousand) annually.

Angela from zone G1A appreciated the committee and Michael

- Asked if the county government could compel/ask the developers to repaint All buildings (commercial and residential) within our area and capture this information digitally.
- She supported the increment of subs from Ksh 6,000 (Six thousand) to Ksh 10,000 (Ten thousand) annually.

Jackie Guest – Kinuthia from Zone

- Requested if the environmental committee could take a lead and get members to take responsibility to collect rubbish outside our homes.
- Michuki Pass – community to help support Patel to clear rubbish as it has become a dumping place.

Chairman Garden Court Mr Kariuki thanked the leadership for the work over the years.

- He supported the yearly subs increment and asked that as a corporate the committee to be considerate whilst increasing because they too have their share of responsibilities within the court.
- On roads and trucks he asked for support and concerted effort to stop the trucks from going through the Court, when they are diverted from the main roads. Infrastructure committee to look into that when implementing.

The Vice Chair, Maryanne Wairithi, explained the mechanism with which the GARRA leadership works.

The various sub committees lead by different individual volunteers, information is taken from the main group and the various subcommittee members work behind the scenes to get results. She cited and commended some of those subcomiitees who work literally round the clock eg, Security, Electricity, Water and environment.

- She noted that noise is a nuisance in general in the entire estate and that letters had been sent to various arms of government for solutions.
- She noted the run around between NMS and County government, as it was not exactly clear whose mandate it was to implelmnt the various complaints
- Members were asked to stay vigilant on land matters, change of use, new development etc as it has a direct impact on the immediate residents and the entire area. Zone leaders to be notified as soon as so that an objection can be raised where needed.
- She supported the increment of subs from Ksh 6,000 (Six thousand) to Ksh 10,000 (Ten thousand) annually

- She assured members the infrastructure committee is working hard to get the roads sorted out, talking with the various arms of government for implementation including stopping the big trucks off our roads
- The KPLC team for our region are trying very hard to respond on all our issues, asked members to be considerate of the issues they are going through in house

Maggie von Lekow, reiterated on the frustration on noise pollution by the various clubs and even churches and county boundaries.

Mr Virani reported on street signs being stolen, with a suggestion that the association come up with a way to paint on walls for signage.

Gloria from Zone asked about the by laws that govern us, which are mostly ignored and or not implemented. She suggested that as we are a mix of residential and urban farming zone, if we could create our own sub laws with County /NMS guidance that we get all developers to sign off before they commence.

5. ADOPTION OF ACCOUNTS

Mr Virani gave an apology on behalf of the auditors who was not able to make it. There being no comments, the accounts were adopted. Proposed by Maggie Von Lekow and seconded by Jeff Njagi Zone R4

6. ELECTIONS

It was unanimously decided by member's present led by Mr Taju, that the team be re-elected and remain as is.

However, Mr Virani asked to retire. He asked members to volunteer for the position and he would work with the individual for the next year to show the ropes and hand over.

- Sharon Kigwe, Zone R6 accepted the challenge and was duly elected Assistant Treasurer.
- Jackie Guest Kinuthia was elected Assistant Secretary.

7. APPOINTMENT OF THE AUDITORS

The auditors Messrs Karanja Kamanu and Company were re- appointed. Proposed by Mr Virani and seconded by Joan Change

8. ANY OTHER BUSINESS

Zone leaders were introduced to the members as follows:

G1a - Lucy Ogutu

G1b - Joan Change

G2 - Richard Mugo

G3 - Harrison Kimani

G4 - No Leader

- G5 - Moffat Kanyeri
- G6 - Edward Ndirangu
- G7 - Yolanda Engell Andersen
- R1 - Gerald Taylor
- R2a - Maggie Von Lekow
- R2b - Gloria Ndekei
- R3 - Jane Gitao
- R4 - Irene Wanyoike
- R5 - Grace Kagondu
- R6 - Bernard Matimu (assisted by John Kamunge)
- R7 - Moses Kitheka

Vote of thanks by Mr Virani to Braeburn Garden estate and Mr Peter Barnard for the venue, and to all committee members and all residential members for making time to come for the AGM

The meeting ended at 1.50 pm

Signed: CHAIRMAN

Date: