RIDGWAY MANAGEMENT COMPANY LIMITED
ANNUAL GENERAL MEETING
ST MATTHIAS CHURCH
TUESDAY 27TH OCTOBER 2009

DIRECTORS/SHAREHOLDERS PRESENT:	APOLOGIES	PROXIES
J Simister – Chairman	C Thompson	**1**
T Fletcher - Treasurer		
P Rowell – Maintenance		
K Cruddas - Committee		
M Budden - Committee		
E Fitzpatrick - Committee		
R Fleming-Gale (Flat 13)		
G Jones (Flat 24)		
L Molin (Flat 24)		
D George – Guest (Community Sergeant)		

MINUTES

1) PRESENTATION PRIOR TO AGM ON COMMUNITY SAFETY : D. GEORGE

Sergeant George explained the structure of Community Policing in Richmond. He has been in post since January 2009.

LBRUT – safest Borough in London and South Richmond is the safest residential ward in the Borough.

There have been a number of crimes, especially relating to vehicle at Ridgway, 33 incidents in the last 2 years.

Community Police have the PIN Code for the garage & have been carrying out ad hoc patrols since March 2009.

Community Police have had expert advice from within the Police Force as to the suitability of CCTV for the block. For the Police to provide the CCTV, level of crime has to be quite high.

It was emphasized that **<u>all</u>** crime should be reported – there seems to have been under-reporting at Ridgway.

Police can use images from ‘private’ CCTV providing there is a desire to prosecute.

We have a quotation for £1,800 for CCTV in the garage.

Crime in Ridgway appears to be spreading from vehicle crime to damage to lift / corridors.

Sergeant George explained that you need to prove within reasonable doubt that the criminal committed the crime.

The reported incidents in Ridgway are deliberate criminal damage, and appears to all be by the same person – either resident or visitor.

2) ADOPTION OF THE MINUTES OF THE LAST AGM

It was noted that the previous year's do not reflect the decision made on contingency funds. This is therefore on this year's Agenda under AOB.

The minutes were adopted.

3) ADOPTION OF THE ACCOUNTS FOR THE YEAR ENDED 31ST DECEMBER 2008

The Accounts were adopted.

4) RE-APPOINTMENT OF THE ACCOUNTANTS – BERESFORDS

The re-appointment of the Accountants was approved.

5) PAYMENT OF ACCOUNTANT'S FEES

The payment of the Accountant's fee was approved.

6) FUTURE WORKS PROJECTS

- CCTV quotation was considered & approved
- Safe access to the roof – options for solutions are being investigated
- Building in the back of the garage – options for solutions are being investigated

7) MONTHLY MAINTENANCE CHARGES

It was agreed that the system of annual increases would remain the same. (I.e. an increase of £5 per month every January)

8) BLOCK PAYMENT TO THE COMMITTEE

It was agreed that the block payment to the committee remained unchanged.

9) ELECTION OF THE COMMITTEE

The current Committee comprises the following :-

NAME	Flat Number	JOB
John Simister	17	Chairman
Chris Thompson	21	Secretary
Tracey Fletcher	17	Treasurer
Peter Rowell	16	Maintenance Administrator
Rob Lilley	7	Committee Member
Kathy Cruddas	15	Committee Member
Martin Budden	15	Committee Member
Edward Fitzpatrick	20	Committee Member

The above were all re-elected.

10) VOTING SUGGESTIONS

There were none.

11) ANY OTHER BUSINESS

- <u>Contingency Fund</u>

  It was agreed that in principle that a contingency fund was a good idea.

  It was proposed that if we have a contingency fund that we only use it for projects approved by an AGM, EGM or e-mail vote.

  The idea has been floated in previous years and had not been approved until 2008.

A paper proposing the options will be presented to all Owners (electronically) with a recommendation of £15 per month suggested. This would be collected as one Standing Order.

- <u>CCTV</u>

  Consideration will be given to a further “fake” camera to ‘monitor’ the front entrance.

- <u>Resident’s Lunch / Dinner</u>

  The general idea of a social event was received well.
  TF to organize / check availability.