RIDGWAY MANAGEMENT COMPANY LIMITED
ANNUAL GENERAL MEETING
WEDNESDAY 17TH NOVEMBER 2010
THE ROEBUCK, RICHMOND

MINUTES

PRESENT		APOLOGIES	PROXIES
J Simister	D Robson	None	None
T Fletcher	R Fleming-Gale		
M Budden	M Sparks		
K Cruddas			
P Rowell			
R Lilley			
C Thompson			
E Fitzpatrick			

MINUTES

1 Adoption of the Minutes of the last AGM
The minutes of the AGM held on Tuesday 27th October 2009 were approved.

2 Adoption of the Audited Accounts for year ended 31st December 2009
These were approved.

3 Re-appointment of the Auditors
The auditors were re-appointed

4 Payment of Auditors fees
These were approved.

5 Future works projects
Discussed under AOB

6 Monthly maintenance charges
It was agreed that as from the 1st Janaury 2011 there would be a flat fee of £120-00 per month, subject to review. The annual increase from the 1st January each year of £5-00 still applies, thereafter.

7 Block payment to the Committee
This was agreed without any increase.

8 Elections of the Committee
The Committee were re-elected

9 Voting on suggestions tabled or received
None were received.

10 Suggestions and any other business

a A sinking fund was discussed and a number of things have come to light ie. that we would need a Deed of Variation to the Lease, under Company Law the funds could be deemed as profit and then taxable etc.
It was suggested that we inform each flat owner to form their own sinking fund for major works, which the Committee could call on when work to the block was needed. The AGM agreed this course of action.

b Priority of works - we received a rebate of £7k from EDF Energy and now have approximately £14k in the bank. The priority agreed was that:
1) The lift works

2) The roof
3) Other items - pruning of trees, front paving, garage security.

The meeting closed at 20.40