

Subject:		RIDGWAY: Ridgway Management Company Annual General Meeting
Date / Venue:		Wednesday 27 March 2024, 8.00pm, 1st for The Roebuck
Attendees / Apologies / Proxies		Attendees: John Simister, Tracey Fletcher, Peter Rowell, David Robson, Edward Fitzpatrick, Kathy Cruddas, Martin Budden, Adrian Sambrook, Neil Datta Apologies: Jonathan Campbell-James (proxy Chairman), Geoffrey Latta (proxy Chairman)
1	LAST MINUTES Adoption of last minutes	Agreed
2	ACCOUNTS Adoption of the accounts for the year ended 31 December 2022	Agreed
3	ACCOUNTANTS Re-appointment of the accountants (Beresfords) / Payment of accountant's fees	Agreed
4	MONTHLY MAINTENANCE CHARGE Recent inflation has made the normal £5 per month annual increase untenable. It was proposed and agreed that the charge should increase to £200 per month from 1 April 2024. Annual increases will now be £10 per month as from 1 January 2025.	Agreed
5	BLOCK PAYMENT Block payment to committee to remain the same as previous years. (Up to 15% of total annual maintenance income).	Agreed
6	RMC COMMITTEE Re-election of existing members. Addition of one new member: Neil Datta, flat 6.	Agreed
7	VOTING SUGGESTIONS No voting suggestions received.	Info
8	FUTURE WORKS PROJECTS Nothing tabled. John informed the Committee that the Windows Committee will shortly send a report to all owners describing the work done, the options that now need to be considered and the Committee's recommendations. A follow-up meeting will then be held to enable owners to discuss matters arising. John stated that as the existing windows have further life left in them, it was proposed that their replacement be deferred for a further five to ten years. In the meantime, the existing windows would be serviced annually and a report on their condition would be made at future AGM's. Adrian requested that the recommendations regarding the possible replacement be clear to enable owners to plan and arrange their finances.	DR Info
9	AOB It was suggested that electrical vehicle charging points should only be installed in visitor spaces due to potential fire risks, when charging. It was noted that current grants expire 31 March 2025. Window cleaning. The frames require urgent cleaning. John to speak to the window cleaning company.	Info JS

The meeting was adjourned at 8.30pm