

Subject:	RIDGWAY: RMC Committee Meeting
Date / Venue:	Tuesday 5 April 2022, 7.30pm, Flat 17
Committee Members	Attendees: Tracey Fletcher, Peter Rowell, John Simister, Rob Lilley, David Robson, Edward Fitzpatrick. Apologies: Jonathan Campbell-James

1.0	CASH AND BANK MATTERS	
1.1	Treasurer's report: £54,368.00 in bank. No large invoices outstanding.	TF
2.0	MAINTENANCE MATTERS	
2.1	<u>Garage/Charging Points</u> C/F, John managing. Appears that many more companies now provide this service.	JS
2.2	<u>Roof</u> PR inspected 2 October 2021 – generally the roof is in good repair with some minor work to be done (slight crack in roof in lift building section). PR recommended that the solar paint should be re-applied at the Spring of 2023.	PR/RL
2.3	<u>Water Leaks/Insurance Claims</u> Block excess is now £2,500 per incident. Confirmation that the owner of the flat from where the leak originates is responsible for this excess. Rob to write a summary document re managing leaks and pass to committee members for scrutiny. Once passed, this document will be sent to all existing flat owners, new ones as they move in and included in the Ridgway handbook.	RL
2.4	<u>Garden Gym</u> Agreed. Jonathan Campbell-James to manage. Rubber flooring plus safety sign.	JCJ
2.5	<u>Possible Asbestos in Meter Cupboards</u> David noted that the electrician who came to install a smart meter for his flat did not do so because he did not know whether the distribution block might contain asbestos and said we would need to contact the power distribution (as opposed to electrical supply) company to ask them to check. David said he had tried to do this without success so far but would continue to do so and report back, as this would affect anybody who wished to have a smart meter installed.	DR
2.6	<u>Future Works</u> Peter showed some examples of new carpeting. The general consent is that it should be much like we have now. Peter to obtain some additional samples.	PR
2.7	<u>AOB</u> David confirmed that next windows sub-committee meeting will take place by zoom on Monday 11 April. Initial ideas and drawings have already been distributed to the sub-committee	DR

The meeting was adjourned at 8.40pm

Next Meetings: Monday 4 July; Monday 3 October - followed by AGM; Monday 9 January 2023