

Subject:	RIDGWAY: RMC Committee Meeting
Date / Venue:	Tuesday 4 April 2023, 7.00pm, Flat 17
Committee Members	Attendees: Tracey Fletcher, Peter Rowell, John Simister, Rob Lilley, Edward Fitzpatrick, David Robson, Jonathan Campbell-James

1	LAST MINUTES	
	These had been previously agreed	All
2	CASH AND BANK MATTERS	
	Treasurer's report: £46,816.96 in bank. No large invoices outstanding. Block insurance of £14,252.34 paid on 31/3/2023	TF
3	GENERAL	
3.0	<u>Maintenance Report</u> Peter went through maintenance report: 1) Communal carpets not to be cleaned as refurbishment of halls to be actioned soon (PR) 2) Peter provided quotations for refurbishment of halls. Probably go with Rainbow (PR) 3) Peter has arranged for any surface mounted cables to be recessed, 8 April 2023 (PR) 4) Fence/gates on either side of block to be replaced. Kevin to bring examples (JS/JCJ) 5) Garden compost to be taken offsite (JCJ) 6) New intercom system installed and working well (info). Key fobs available (JS) 7) Provision of a key safe for key for access to lift maintenance area (JS) 8) Ed to check rear of garage where there may be vine damage (EF) 9) John to double-check the Fire Risk Assessment renewal date (JS)	
3.1	<u>Window Cleaning</u> Concern over quality re cleaning PVC frames etc. John has spoken to window cleaning company. Option for flat owners to allow window cleaners access into their flat for easy access and option of windows being cleaned internally. Next cleaning is 11/12 April 2023.	JS
3.2	<u>Windows Committee</u> David fed back to Committee: 1) EPC regulations are at individual flat level. IE owner's responsibility. RMC cannot be an 'Advice Centre' for flat owners re EPC ratings 2) A flat's EPC rating is determined by several factors including insulation, heating and lighting efficiency 3) Next Windows sub-committee meeting early May	DR
3.3	<u>AOB</u> 1) Downstairs communal lighting has to be switched on/off manually. John managing (JS) 2) Resident's handbook to be updated re new intercom system (JS) 3) Resident's handbook to be updated re garden gym (JCJ)	

The meeting was adjourned at 8.00pm

Next Meetings: Tuesday 4 July, Tuesday 3 October.
Start time: 19:00