

Subject:	RIDGWAY: RMC Committee Meeting
Date / Venue:	Monday 04 Jan 2021, 7.00pm: Virtual / Zoom
Committee Members	Attendees: Tracey Fletcher, Peter Rowell, John Simister, David Robson, Rob Lilley, Jill Giles. Apologies: Edward Fitzpatrick

1.0	CASH AND BANK MATTERS	
1.1	Treasurers report: £57,839.65 in bank. No large liabilities outstanding.	TF
2.0	MAINTENANCE MATTERS	
2.1	Broken grating/gutter near garage door to be replaced. Difficulty finding right size. C/F	JS
2.2	Peter recommended that the communal areas need re-wallpapering and the carpet tiles replaced. Both have become very faded. Also, suggestion that lighting to be replaced (LED). On hold. Peter to propose a revised scheme. C/F	PR
2.3	Roof inspection – nothing to report. C/F	PR
2.4	Fire risk assessment – we should have this done. Three quotes ranging from £1500 - £700: All agree to engage the £700 report. Ask if we need an EWS1 and include in report. C/F	PR
2.5	Some front door locks are getting stuck / spring problems? – Peter to pursue.	PR
2.6	Fence / overgrown – Peter to chase. C/F	PR
2.7	Clean back patio – John to action for £400	Info
2.8	Some water ingress into flats 2 & 13 dues to storm. John to manage.	JS
2.9	Replacement windows – David to lead a sub-committee and initially draw up terms of reference. RMC meeting to discuss at a special meeting.	DR

The meeting was adjourned at 7.35pm.

Next meetings (all by zoom unless circumstances change), start time: 7.00pm

Monday Apr 5th

Monday Jul 5th

Monday Oct 4th – followed by AGM.