

Subject:	RIDGWAY: RMC Committee Meeting
Date / Venue:	Monday 10 January 2022, 7.45pm, Zoom
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: £60,100.00 in bank. No large invoices outstanding. Tracey to check in February if all paying the correct amount of £175 per month.	TF
2.0	MAINTENANCE MATTERS	
2.1	<u>Garage/Charging Points</u> We may be able to claim a grant of £350 per flat. John is pursuing and obtaining an alternative quote. Edward voiced that we should get on with this project.	JS
2.2	<u>Trees</u> Trees at the back pruned in November 2021 – twigs and leaves need clearing up / away. Ask Ridgway gardeners Chris /Ian initially.	EF
2.3	<u>Window Cleaning</u> It was suggested that when the windows are next cleaned, residents to be offered inside window cleaning; costs to be borne by Ridgway Management. This was agreed. C/F.	All
2.4	<u>Roof</u> PR inspected 2 October 2021 – generally the roof is in good repair with some minor work to be done. PR recommended that the solar paint should be re-applied at the end of 2022. Slight crack in roof in lift building section. Rob to speak to Mariusz (builder) about this.	PR / RL
2.5	<u>Water Leaks/Insurance Claims</u> Block insurance excess currently stands at £750 per incident. Discussion on the minimum claim - agreed on £1,250. I.e, if the cost for a single incident is £1,250 or less, RMC will reimburse the owner(s) instead of making an insurance claim. The intention being to keep block insurance premium and excess as low as possible. Monitor how this goes. Confirmation that the owner of the flat from where the leak originates is responsible for the excess.	RL
2.6	Dampness outside (and inside) flat 24. JS & PR to pursue.	JS / PR
2.7	<u>Garden Gym</u> JS to look into further to request from Jonathan Campbell-James. C/F.	
2.8	<u>Possible Asbestos in Meter Cupboards</u> David (flat 11) is trying to have a smart meter fitted, however the installer refused saying cupboards need checking for asbestos. David to pursue/update at next meeting.	DR
3.0	<u>Future Works</u> 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). Edward asked if this can be done Spring/Summer 2022.	PR JS
4.0	<u>AOB</u> Committee WhatsApp group has been set up.	All

The meeting was adjourned at 8.20pm

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