

Subject:	RIDGWAY: RMC Committee Meeting
Date / Venue:	Tuesday 10 January 2023, 7.00pm, Flat 17
Committee Members	Attendees: Tracey Fletcher, Peter Rowell, John Simister, Rob Lilley, Edward Fitzpatrick, David Robson Apologies: Jonathan Campbell-James

1	LAST MINUTES	
	These had been previously agreed	All
2	CASH AND BANK MATTERS	
	Treasurer's report: £64,165.87 in bank. No large invoices outstanding. Flats 3 and 14 have outstanding amounts for year ended 31 December 2022	TF
3	GENERAL	
3.0	<u>Maintenance Report</u> Peter went through maintenance report. Lift issues to be addressed at the next monthly engineer's visit	PR
3.1	<u>Window Cleaning</u> Concern over quality re cleaning PVC frames etc. John to speak to window cleaning company. Maybe that people allow the cleaners into their flats for easy access. Clean windows 3 times per year – next cleaning is March 2023.	JS
3.2	<u>Windows Committee</u> David fed back / Committee accepted the updated 'Windows Committee 2022' document The Management Committee agreed to address financial arrangements Possible government grants in the future Cost for windows alone / insulating block / insulating roof Thermal benefits Consider solar panels on roof Possible wood on inside / metal outside. Choice of wood finish on inside? Investigate companies that provide legal advice/contracts etc as this is a major project	DR
3.3	<u>Communal Area/Entryphone</u> a) Entryphone system to be installed first week February 2023 b) New communal area carpets on hold – waiting for entryphone system. Probable April/May 2023	PR

The meeting was adjourned at 8.10pm

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