

Subject:	RIDGWAY: RMC Committee Meeting	
Date / Venue:	Wednesday 14 July 2021, 8.00pm: Virtual / Zoom	
Committee Members	Attendees: Tracey Fletcher, Peter Rowell, John Simister, David Robson, Rob Lilley. Apologies: Edward Fitzpatrick	
1.0	CASH AND BANK MATTERS	
1.1	Treasurer's report: £55,584.93 in bank. No large liabilities outstanding.	TF
2.0	MAINTENANCE MATTERS	
2.1	Broken grating/gutter near garage door to be replaced. 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, John to send completed copy to Rob. (We do not need EWS1 as building height below 18m).	JS
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 - completed	Info
2.8	Some water ingresses into flats 2 & 13 due to storm. John to manage. Nothing more to report.	Info
2.9	Replacement windows, summary: David leads a sub-committee and has draw up terms of reference. The Committee agreed that should owners decide to replace double-glazed units now, they would be responsible for ordering and managing the replacement of their own window units, with the information provided being to assist owners determine what action, if any, they wished to take. It was agreed Ridgway itself was not and would not act as an agent. To help owners visualise how Ridgway could appear with replacement windows to both inform planning for their replacement and future discussion on what they should be, the Committee discussed and agreed that an architect be asked to develop initial drawings. Jonathan undertook to develop a draft project brief and Peter and Roy undertook to contribute to it. Peter and Roy also undertook to recommend potential architects to contact. This is hoped to be presented at the 2021 AGM Meeting on October 4th.	DR

The meeting was adjourned at 20.40pm.

Next meeting at the Meeting Room, Roebuck, Richmond Hill. start time: 7.30pm
Monday Oct 4th – followed by AGM.