

|                    |                                                                                                                          |
|--------------------|--------------------------------------------------------------------------------------------------------------------------|
| Subject:           | <b>RIDGWAY: RMC Committee Meeting Minutes</b>                                                                            |
| Date / Venue:      | <b>Tuesday 29 July 2025, 7.30pm, flat 17</b>                                                                             |
| Committee Members: | <b>Attendees:</b> Peter Rowell, Tracey Fletcher, Neil Datta, John Simister, Rob Lilley, David Robson, Edward Fitzpatrick |

|          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                 |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| <b>1</b> | <b>PREVIOUS MINUTES</b><br>These had been previously agreed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Info                            |
| <b>2</b> | <b>TREASURER'S REPORT</b><br>£17,543 in Ridgway Bank Account<br><br>Monthly maintenance: Flat 5: almost up to date now, Tracey managing. Flat 12: Michael Sparks is currently paying £190 a month. Tracey to write a registered letter (proof of receipt) to Michael at his Shrewsbury address.<br><br>Tracey went through the latest management accounts. These accounts are produced in conjunction with Peter (maintenance manager). No issues as of the second quarter 2025.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Info<br><br>TF<br><br>Info      |
| <b>3</b> | <b>BLOCK REPORT</b><br>John to update the Ridgway Residents handbook and distribute it to committee members for review before sending it out to residents. C/F<br><br>The high-level balustrade between the lift motor room and the ladder room is badly rusted and should be repaired. C/F as the original contractor does not now wish to carry out the work. Peter to obtain another quotation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | JS<br><br>PR                    |
| <b>4</b> | <b>GARDEN MANAGER'S REPORT</b><br>Slight leak in garage that may be due to faulty membrane or pointing in roof/garden tiles above. John has obtained a quote from Kevin for £3,300. This is to rake out existing pointing and replace it with a new silicon type. John to forward information to Peter.<br><br>John to speak to Kevin about cleaning the patio tiles at the rear and the front of the block.<br><br>Kevin came onsite last weekend (26/27 July) to repair a fence between Ridgway and Squire Court (outstanding action on Squire Court since 2020) and unbeknown to us, had been repaired by Squire Court in the previous two days. The committee agreed that the original invoice of £450, which included the purchase of wood, should be paid to Kevin. John to speak to Kevin to see if the wood could be used in the repair of the front left-side fence.<br><br>Peter to ask The Tree Company to commission a report on the four horse chestnut trees at the front of the block as they are effectively growing as 'two pairs' which is affecting the health and shape of the trees. This report can be passed on the Council. | JS/PR<br>JS<br><br>JS<br><br>PR |
| <b>5</b> | <b>GARDEN MANAGER'S REPORT</b><br>Seal oil container needs to be disposed off. Ed to call the Council.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | EF                              |
| <b>6</b> | <b>FUTURE MAJOR WORKS</b><br>None planned                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Info                            |
| <b>7</b> | <b>AOB</b><br>The committee has received correspondence from the Housing and Regeneration Agency asking us to confirm whether we have or have not any cladding issues. We do not have cladding. John to forward the latest Fire Risk Assessment to them confirming this.<br><br>The next AGM is to be booked for a date following the next RMC meeting on 21 October 2025.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | JS<br><br>JS                    |

|  |                                                                                                                                                                                                                                                                                                                                                                                 |    |
|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|
|  | <p>Rob to configure two new email addresses: <a href="mailto:gardener@ridgway-richmond.co.uk">gardener@ridgway-richmond.co.uk</a> and <a href="mailto:garage@ridgway-richmond.co.uk">garage@ridgway-richmond.co.uk</a>.</p> <p>Rob to update the Ridgway website to remove David Robson (moving out of Ridgway) and adding Neil Datta, new to the committee. (now actioned)</p> | RL |
|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|

The meeting finished at 8.25pm. Next meeting: Tuesday 21 October