

Subject:	RIDGWAY: RMC Committee Meeting
Date / Venue:	Monday 5 Oct 2020, 7.30pm: 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: £54,761.05 in bank.	TF
	All up-to-date including backlogs	JS
	The block is still owed £500 re trees dying by 91 Mount Ararat builders. Write off.	JS
2.0	MAINTENANCE MATTERS	
2.1	Broken grating / gutter near garage door to be replaced. Ongoing. Difficulty finding right size.	JS
2.2	Communal carpets cleaned September 2020. Have done a good job. Ray Ellis: 07778 234001 (Efficient Contract Cleaning)	JS
2.3	Paper / cardboard recycling bin replaced.	JS
2.4	New electrician for block: Brandon – Thames Spark - 07456 772211 (Completed meter cupboard job). Seems like a good job. All fuse boxes must be metal, rather than plastic.	All
2.5	Lift – monthly inspections have become irregular and waiting new lift quote. Pickerings – nothing outstanding. Any essential work has been completed.	JS
2.6	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). Please refer back to item 2.2. On hold. Peter to propose a revised scheme. (Table at AGM).	JS
2.7	Carpet to be replaced in lift. Has been cleaned - to be done at same time as communal carpets.	Info
2.8	Roof inspection	PR
2.9	Fire risk assessment – we should have this done. Peter looking for consultant.	PR
3.0	People having flats refurbished, must clean up communal areas every night. Put in handbook.	RL
3.1	Fence / overgrown – Peter to chase	PR
3.2	Edward raised concerns over buggies, boots etc left in communal areas. John sent out note.	JS
3.3	Flat 5 owner (Roy Elliot) to be contacted re proposals re new windows / landscaping etc.	JS

The meeting was adjourned at 8.10pm.

Next meetings: Wednesday 28 October 7pm, followed by AGM Wednesday 28 October (AGM) 7.30pm