

Subject:	RIDGWAY: RMC Committee Meeting
Date / Venue:	Monday 28 Oct 2020, 7.00pm: 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: £53,125.43 in bank.	TF
2.0	MAINTENANCE MATTERS	
2.1	Broken grating / gutter near garage door to be replaced. Ongoing. Difficulty finding right size.	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.	PR
2.3	Roof inspection – nothing to report	PR
2.4	Fire risk assessment – we should have this done. Three quotes ranging from £1500 - £700: All agree to engage the £700 report. Ask if we need an EWS1 and include in report.	PR
2.5	Fence / overgrown – Peter to chase	PR
2.6	Video doorbell – quote received – around £500 per flat. All agreed not to action.	Info
2.7	Additional Suggested text to be included in Ridgway handbook under ‘Building Works’ Communal areas, including corridors, entrances, stairs and lift must be completely cleared away and hoovered at the end of each working day to ensure safety and continued enjoyment of these areas by all residents.	JS
3.2	Edward raised concerns over buggies, boots etc left in communal areas. John to send out note.	JS
3.3	Flat 5 owner (Roy Elliot) has been in contact re new windows / landscaping etc.	Info

The meeting was adjourned at 7.25pm.

Next meetings (all by zoom unless circumstances change), start time: 7.30pm

Monday Jan 4th

Monday Apr 5th

Monday Jul 5th

Monday Oct 4th – followed by AGM.