

Subject:	RIDGWAY: RMC Committee Meeting
Date / Venue:	Monday 4 Oct 2021, 8.0pm, Meeting Room at the Roebuck
Committee Members	Attendees: Tracey Fletcher, Peter Rowell, John Simister, David Robson, Edward Fitzpatrick. Apologies: Rob Lilley

1.0	CASH AND BANK MATTERS	
1.1	Treasurers report: £60,429 in bank. All up-to-date including any backlogs. There are no significant items awaiting payment. It was agreed that we should increase service charges by £5 per month from January 2022 in line with previous years	TF
2.0	MAINTENANCE MATTERS	
2.1	<u>Garage</u>	
2.2	Further information has come to light regarding charging points for electric vehicles in the garage. We are expecting an e-mail from an alternative supplier who may have a solution to the issue of charging individual flats for the power consumed rather than routing the payments through the bills for the block supply. JS to report back once the details are received All works outstanding from the fire risk assessment have been completed	JS
2.3	<u>Trees</u>	
	To be pruned in November 2021	PR
2.4	<u>Window Cleaning</u>	
	It was suggested that when the windows are next cleaned, residents to be offered inside window cleaning; costs to be borne by Ridgway Management. This was agreed.	All
2.5	<u>Roof</u>	
	PR inspected 2 October 2021 – generally the roof is in good repair with some minor work to be done. Solar paint was last applied in 2018. PR recommended that the solar paint should be re-applied at the end of 2022 and the minor repairs picked up at the same time or early in 2023. This was agreed	All
2.6	<u>Water Leaks</u>	
	Leak found in flat 7 – under investigation	RL
2.7	<u>Garden Gym</u>	
	JS to look into further to request from Jonathan Campbell-James	JS
3.0	<u>Future Works</u>	PR
	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). To be proposed at AG following this meeting	RL
4.0	<u>AOB</u>	
	Committee WhatsApp group to be set up. Responses to any questions from residents to come from the Committee rather than individuals	

The meeting was adjourned at 8.30pm for the 2021 AGM