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|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Subject:          |                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>RIDGWAY: RMC Committee Meeting</b>                                                                                                 |
| Date / Venue:     |                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>Monday 3 October 2022, 7.30pm, Flat 17</b>                                                                                         |
| Committee Members |                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>Attendees:</b> Tracey Fletcher, Peter Rowell, John Simister, Rob Lilley, Jonathan Campbell-James, Edward Fitzpatrick, David Robson |
| <b>1</b>          | <b>LAST MINUTES</b>                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                       |
|                   | These had been previously agreed                                                                                                                                                                                                                                                                                                                                                                                       | <b>All</b>                                                                                                                            |
| <b>2</b>          | <b>CASH AND BANK MATTERS</b>                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                       |
|                   | Treasurer's report: £61,205.55 in bank. No large invoices outstanding. Accounts completed and ready for AGM.                                                                                                                                                                                                                                                                                                           | <b>TF</b>                                                                                                                             |
| <b>3</b>          | <b>GENERAL</b>                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                       |
| 3.0               | <u>Window Cleaning</u><br>Concern over quality re cleaning PVC frames etc. John to speak to window cleaning company. Maybe that people allow the cleaners into their flats for easy access. Clean windows 3 times per year – not December.                                                                                                                                                                             | <b>JS</b>                                                                                                                             |
| 3.1               | <u>Garage/Charging Points</u><br>C/F, John managing. Appears that many more companies now provide this service. May need fire assessment of garage. C/F.                                                                                                                                                                                                                                                               | <b>JS</b>                                                                                                                             |
| 3.2               | <u>Roof</u><br>PR inspected 2 October 2021 – generally the roof is in good repair with some minor work to be done (slight crack in roof in lift building section). Quotes to be obtained from roofing companies. PR recommended that the solar paint should be re-applied at the Spring of 2023. Peter has contacted two companies awaiting them to come back to him.                                                  | <b>PR</b>                                                                                                                             |
| 3.3               | <u>Garden Gym</u><br>Installed and complete                                                                                                                                                                                                                                                                                                                                                                            | <b>Info</b>                                                                                                                           |
| 3.4               | <u>Windows Committee</u><br>David fed back on the latest meeting<br>Financing is a challenge<br>Tracey to investigate through her work re policy/financing etc<br>Equity release at an individual level?<br>Save on heating costs etc<br>Government subsidies?<br>Seven years to hit EPC targets? Technical advantages, better to wait?<br>Next step: level of insulation and cost – David to get a quote. TBA at AGM. | <b>DR</b>                                                                                                                             |
| 3.5               | <u>WhatsApp Groups</u><br>Two groups: John to set up.: Residents and Owners<br>One-way only from John.<br>John to trial with committee members                                                                                                                                                                                                                                                                         | <b>JS</b>                                                                                                                             |
| 3.6               | <u>Communal Area/Entryphone</u><br>a) Peter moving forward/managing with Entryphone system. Third quote required.<br>b) New communal area carpets on hold – waiting for entryphone system. Probable April/May 2023                                                                                                                                                                                                     | <b>PR</b>                                                                                                                             |

**The meeting was adjourned at 8.40pm**

Next Meetings: Monday 3 October - followed by AGM; Wednesday 9 November 2022

**Transferred from 2022 AGM**

|           |                                                                                                                                                                                                                                                          |           |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| <b>10</b> | <b>AOB</b>                                                                                                                                                                                                                                               |           |
|           | 10b: Electric car charging. John has been in touch with Richmond council re provision of a charging point in the lamp post adjacent to the visitor's car parking spaces. Awaiting response. Options for charging points in the garage are being pursued. | <b>JS</b> |
|           | 10c: Main front door sticky. Peter to pursue.                                                                                                                                                                                                            | <b>PR</b> |
|           | 10d: New email set up for committee members. Rob to manage.                                                                                                                                                                                              | <b>RL</b> |