

Subject:	RIDGWAY: RMC Committee Meeting Minutes
Date / Venue:	Monday 20 October 2025, 7.00pm, flat 7
Committee Members:	Attendees: Peter Rowell, Tracey Fletcher, Neil Datta, John Simister, Rob Lilley, Edward Fitzpatrick

1	PREVIOUS MINUTES These had been previously agreed	Info
2	TREASURER'S REPORT £31,717.75 in Ridgway Bank Account Monthly maintenance: agreed to increase from £250 to £265 in January 2026, with option on the table at next AGM (November/December 2025) to increase to £275 instead. Tracey went through the latest management accounts and 2026 budget. No issues as of the third quarter of 2025. Everything is on track.	Info Info Info
3	BLOCK REPORT John to send Rob updated Ridgway handbook to be uploaded onto Ridgway website. Rob to check website is up to date. The high-level balustrade between the lift motor room and the ladder room is badly rusted and should be repaired. C/F	JS/RL PR
4	GARDEN MANAGER'S REPORT Kevin cleaned the patio tiles at front of block and came up well. Kevin to clean the patio tiles at the rear of block in November. At the same time, Kevin to rake out and re-point the area above the garage door. John to manage with Kevin. Gardeners to reseed bare patches on lawn. Awaiting quotation from The Tree Company for tree pruning etc to take place in early 2026.	JS ND ND
5	GARDEN MANAGER'S REPORT Ed has volunteered to sweep the leaves from garage and manage the three tubes and fittings that need replacing.	EF
6	FUTURE MAJOR WORKS None planned	Info
7	AOB A building insurance reinstatement cost survey took place 20/10/2025. Figures will be sent to Rob and distributed to the committee. A condition of the block insurance is that: 1. Trees are inspected on an annual basis to ensure they do not affect the structure or drains on the insured property. 2. Trees are pruned or pollarded as appropriate. This information has been sent to Peter Holloway (recommended by the Tree Company) and awaiting quotation for annual inspection. AGM: It was agreed that all final decisions are made by directors only, but with discussions involving all. The exception being remuneration to committee members. Rob suggested that the remuneration to committee members should rise on an annual basis at the rate of inflation. Further discussion required. Neil (flat 6) has had ongoing leaks over a period caused by poor maintenance of bathroom	RL RL Info Info

	in flat 18. A new bathroom in flat 18 has now been installed, however there is concern over the condition of the water tank/boiler in flat 18. John to speak to the owner and feed back to the committee over WhatsApp.	JS
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The meeting finished at 8.10pm.