



Powderhall Village Owners Association

www.powderhallvillage.org.uk

Minutes of Committee Meeting held on Tuesday 3rd February 2009

Present: Roddy Martine (Chair), Bill Scott (Treasurer), Ian Corbett, Joanna Bytheway (Minutes), Sharon Lennie, Kathryn Tomlinson, Frans Kooy (standing in for Peyman Taheri), Jane Chisholm.

Apologies: Peyman Taheri, Gordon Chrumka, Stephanie Scott

1. Rigg painting

Both Rigg blocks completed and damaged paintwork repaired. Complete.

2. Gutter Cleaning

The paintwork in 5 Rigg scratched by the contractor's ladders has been repaired and Sarah has deducted the cost of this repair from the contractor's bill. K2 steeplejacks have completed gutter cleaning apart from one stretch of the Brae. Which stretch of the Brae has not been done? Moss has been observed being deposited on a balcony at 2 Brae and on the grass outside no.3 Brae. This should not be happening if guttering has been cleaned.

Action 3/2/09 - Joanna to raise detail with Sarah.

It was agreed that in the future the committee would provide Sarah with a spec for work to be done to ensure committee expectations are met.

3. Fence Panel Behind 18 Powderhall Road

Still no action from Rutterfords so Sarah asked the Council for a statutory notice to be issued. Rutterfords will be charged for this work. Once the wall is safe Sarah will arrange for the fence panel to be re-erected

Action 3/2/09 - Sarah to monitor and report on position with the statutory notice and the repair of the wall.

4. Overhanging foliage in lane behind Town Houses

Brian Hunter, as a goodwill gesture, has now cut the overhanging foliage in this lane. A gate at the end of the lane has now been erected.

Action 3/2/09 – Sarah to advise if the ongoing maintenance of this foliage can be included in the gardening contract.

5. Communal Electricity Charges

At the 3 December meeting with Scottish Power, attended by David Hutton of Charles White, Scottish Power admitted that it was at fault in not billing 7, 9 Rigg, 16, 18 Road and 2 Brae for communal electricity in these areas over the past few years. Scottish Power has now dropped its request for payment of arrears. Complete.

6. Dripping overflows (Individual)

The action to identify a set of plans that show where the overflow from each flat is positioned is an ongoing action raised at the committee meeting on 12/8/08.

Elevation drawings of 2-6 Rigg (Miller development) have been located in the Charles White archives. Nothing in the Charles White archives for Bryant

Action 12/8/08 - Sarah to mark the overflow outlets from each Miller flat on the drawings. Sarah to contact Bryant to obtain Bryant drawings and identify individual flat overflows.

7. Excess water from overflow at 2 Brae (Communal Water Tank)

Sarah met with Joanna Bytheway on 12 January to discuss a problem with excess water coming from an overflow at 2 Brae alongside Water of Leith. The problem was identified as coming from a communal cold water tank in 2 Brae. Sarah is trying to arrange access with the owners of the top-floor flats to rectify the problem. Jane thinks her flat might access the water tank.

Action 3/2/09 – Jane and Joanna to discuss off-line. Update 5/2/09 – It was concluded that the water was not coming from the water tank accessed from Jane's flat.

Action 12/1/09 – Sarah to arrange for access to water tank and rectify problem.

8. Trees in B&Q

Sarah has been in touch with Alex Witt, the new manager at B&Q. Alex Witt has assured Sarah that tree maintenance has been included in the budget for 2009 that runs from April 2009.

Action ongoing – Sarah to monitor and press B&Q as necessary to ensure work is done.

9. Protection on bin store doors

The fitting of protective strips to the bin store doors for 7 – 11 Rigg has been completed. The bin store doors for 2-6 Rigg that open outwards have had the protective strips incorrectly fitted to the outside of the doors. Protective strips will be fitted to the inside of the bin doors of 2-6 Rigg within the next ten days.

Action 3/2/09 - Sharon to follow-up regarding the outside protective strips for 2-6 Rigg.

10. Resealing Floors

Sarah wrote to all owners at 12-22 Road last week advising them that the cost of buffing and resealing the ground floor tiles would be £150 per block, shared equally among all the owners of flats in that block, and asked any owner who had a problem with this work going ahead to contact her by 31 January. This work was agreed by the owners and will start on 9 February.

Action 3/2/09 – Sarah to confirm that work for 12-22 Road complete.

Similar letters were sent to the owners in 7-11 Rigg (2 – 6 Rigg is carpeted) but the cost here will be £180 per block due to the larger floor area. This work was agreed by the owners and Sarah advised that this has now been completed. However, the committee understands that 11 Rigg has not been done. Floor tiles for 7 Brae re-stuck.

Action 3/2/09 – Sarah to confirm position with 11 Rigg and confirm tiles for 7 Brae re-sealed.

11. Buildings Insurance

The committee reviewed the claims process for Bruce Stevenson (BS) provided by Sarah. It was agreed that no further action was required. It was noted that the increase in the excess to £250 was effective from May 2008 for the Brae.

Deacon take over from BS as Insurance Broker for the Powderhall development on 1 May 2009. Deacon has approached several large insurance companies and asked them to quote for buildings insurance from May onwards. To date, Allianz, AXA and Zurich have indicated that they are keen to quote for this cover.

Action 3/2/09 – Sarah to pass quotes and breakdown to committee for their consideration.

Action 3/2/09 – Sharon to scan details of BS contacts, pass to stair reps and return e-copy to Joanna.

12. Gardening

Action 3/2/09 – Sarah to confirm wood chip laid along the edging to the play park/central area, and round from 2 to 3 Brae has been done.

13. Parking at Powderhall

Roddy advised that the council had devised a proposal they hoped we would find “palatable”. Council waiting for a response from Head of Planning before advising us of their proposal.

Action 3/2/09: Await Council proposal.

AOB

- a) A request had been received by an owner to grass over the area behind 3,4,5 Rigg. The owner also expressed an interest in joining the gardening sub-committee. The committee discussed this request in some detail. The request to grass the area was ultimately declined on the basis of the extra cost burden, security issues if the area was grassed over, and possibly drainage issues although this was not the key reason. Roddy will invite the owner to the next gardening sub-committee meeting which he anticipated would be in the next couple of months.
- b) It was agreed that in future there would be an agenda item to approve the previous minutes.
- c) It was agreed that actions would now also state the date on which they were initially raised.
- d) It was agreed that from the next meeting, actions would also have target dates where appropriate.

Next committee meeting

Wednesday 11 March 7:30pm at 7/21 Brae.