



Powderhall Village Owners Association

(www.powderhallvillage.org.uk)

Minutes of Committee Meeting held on 29 November 2010

Present: Roddy Martine (Chair), Ian Corbett (Sec.), William Mackie (Treasurer), Kathryn Tomlinson, Gordon Chrumka, Andrew Nesbit and Jane Chisholm.

Apologies: Frans Kooy, Sadif Ashraf and Dougie Brown

Agenda:

- Approval of Previous Minutes
- Road Adoption and Parking
- Trees at B&Q
- Update on other Actions from last Minutes
- Any Other Business
- Date, Place and Minutes of next meeting

Approval of previous Minutes. The Minutes of the meeting on 25 October were approved.

Road Adoption and Parking

Action (25/10/10) Andrew has been in telephone contact with Ross Millar of Taylor Wimpey, and after an initial encouraging response from him, he now wants more time to consult with Taylor Wimpey lawyers before meeting with us. Ross Millar is also saying that the phrase “103% residents parking” refers only to the number of parking bays and does not imply that all the parking bays are for the private use of residents. Andrew has also been in contact with the PA to the Managing Director of Taylor Wimpey in Scotland who has asked for background information on the parking situation at Powderhall to be forwarded so that he can brief the MD. **Ongoing**

Action (29/11/10) **Andrew to e-mail background information to the PA of the MD of Taylor Wimpey in Scotland**

Action (29/11/10) **All committee members who are original owner/occupiers to check their paperwork to see if there is any mention of “private parking” at Powderhall**

Action (29/11/10) **Roddy to contact the MD of Taylor Wimpey in Scotland directly and push for a meeting to discuss our situation with his staff face to face**

The committee also decided that it was now time to consider getting a legal opinion from a lawyer

specialising in real-estate planning rules and regulations. The preliminary work required is to draft a document summarising precisely the points on which a legal opinion is needed, and then to identify the best legal team to approach for help. It was decided that provided the cost of obtaining a legal opinion did not exceed £5 per owner, the committee would proceed without seeking the approval of a majority of all owners.

Action (29/11/10) Andrew to draft a document detailing the precise points on which a legal opinion should be sought

Action (29/11/10) Ian to seek clarification on the ranking system used in the 'legal500' website for legal firms specialising in real-estate planning and to obtain information about hourly rates from firms in different ranking tiers

Action (29/11/10) Roddy to inform Councillor Mackenzie that we are reluctantly having to seek our own legal opinion on the issue of parking at Powderhall Committee are considering where to go from here.

Trees at B&Q

Action (25/10/10) Roddy has still had no response to his second letter to the office of the CEO of B&Q. Ongoing

The committee discussed whether the Council, who now have a copy of the report on the dangerous state of some of the trees on B&Q property, would be prepared to force B&Q to take some action through, for example, the issue of a statutory notice to get the work done.

Action (29/11/10) William to e-mail Councillor Louise Lang to ask her if the report is a sufficient basis for Council action.

Update on other Actions from last Minutes

Buildings Insurance Action (13/9/10) Sarah confirmed that a quarterly summary of insurance claims will be sent with the invoices in early December. Only one claim has been reported this renewal year for water damage in 2 Powderhall Rigg. The claim is estimated to be about £3,500. **Completed**

List of Preferred Contractors Action (02/12/09): Gordon said that the list of preferred suppliers had been added to the website, but the link to this page is not working properly. **Ongoing**

Water seepage into underground car park Action (5/5/10): Sarah met with Paul Ryan of Miller Homes and Colin Macbeth of NHBC in September. Prior to validating the claim, Colin Macbeth has requested a copy of the plan showing that the garage is common to 2 - 6 Powderhall Rigg. Sarah forwarded a copy of the plan to NHBC in October, but there has been no response from them since then and Sarah is chasing them for a decision on a weekly basis. **Ongoing.**

Rubbish Collection Action (5/5/10): David Bain is still monitoring the situation but now feels that as no more complaints have been received about the general rubbish bins, this issue is now closed. However, complaints are still being received about recycling bins not being emptied often enough and this issue will continue to be monitored by himself and the Environmental Wardens. **Ongoing**

Refilling of grit bins Action (27/1/10): Sarah was assured by Taylor Wimpey this would be done by their contractor in October, but has still not been done by the end of November. Sarah's last update was with Gillian Slorach of their Customer Care Department on 26/11/10 who did not return her call. Sarah

will continue to ensure this is completed as a matter of urgency. **Ongoing**

Communal Electricity Supplier Sarah has now received the recommendation of John Wilkinson of Telecom Plus that changing supplier to Utility Warehouse could provide significant savings. Copies have been forwarded to committee members for a decision at the next meeting. **Ongoing**

Social Event **Action (25/10/10)** The Elbow Bar and Kitchen had confirmed to Kathryn that it would be prepared to provide mulled wine and mince pies on Sunday 19 December at 5pm. Kathryn had agreed to distribute posters advertising the event when received from the Elbow Bar and Kitchen, but they have not yet been delivered and time is running short. **Ongoing**

Action (29/11/10) Kathryn to remind Elbow Bar and Kitchen that time is now short to advertise the event

Fire in Underground Garage The refurbishment is now complete apart from the repainting of some beams. The contractor is having problems completing the repainting because of cars parked in the garage despite signs requesting no parking during the working day. Sarah is contacting the offenders. **Ongoing**

CW Accounts Charles White's new accounting system RPM is due to go live over the next few days and the next invoice in early December will be on new stationary and using the new system. The new invoice will show standing orders or direct debit payments made in the last quarter. **Ongoing**

Secretary for 2011 Ian reported that he had a nil response to his notice asking for volunteers for the position of Secretary from March 2011 onwards, and his offer to work with any volunteer over the coming months to ensure a smooth handover.

Action (29/11/10) All committee members to try the personal approach to encourage friends and neighbours to take over the position of Secretary from next March.

Any Other Business

Buildings Repairs It was drawn to the committee's attention that where there has been accidental damage to the fabric and structure of the buildings that normally would have been the subject of an insurance claim but the work has been done privately because the cost of repair was below the insurance excess, Sarah has not been sharing the cost of the work among all owners within the same buildings insurance policy as would have been done with the insurance excess payment.

The committee decided that this was wrong and that Sarah should be instructed to share such costs in exactly the same way that insurance excess costs are shared.

Action (29/11/10) Sarah to implement this committee decision from now on.

Next Committee Meeting

The next committee meeting will be in Roddy's flat (4/6 Rigg) on Monday 17 January 2011 at 7:30pm.