



Powderhall Village Owners Association
www. Powderhallvillage.org.uk

Minutes of Meeting held on Wednesday 26th February 2014

Present: Ian MacMillan, William Mackie (Treasurer), James Marsden, Roddy Martine (Chair), Kathryn Tomlinson.

In attendance: Sarah Wilson, Charles White

1/ Apologies: James Campbell, Gordon Chrumka, Dr Aamer Khan, Frans Kooy, Andrew Logue, , Andrew Nisbet, **John Riley, Mel & Karen Shewan,**

2/ Approval of Previous Minutes
The Minutes of the PVOA Meeting held on Wednesday 15th January were approved.

3/ Update of Actions from Sarah Wilson, Charles White Factors

The fire damage at 4/14 Powderhall Rigg

Repair work has been completed and the renovated flat has been sold. The replacement of communal carpeting is under discussion. There has been some water ingress from the roof but the tiles are being replaced.

26/02/14 Sarah to keep Committee informed.

Overflow / Gas Outlet Pipes Plan for Road/Brae and Rigg

Charles White has completed pipe/electricity outlet plans for external common areas of the blocks of Powderhall Road, following up with plans for the Brae and Rigg - something that should have been provided by the Developer. These plans which are for the development as a whole will help to identify which outlets belong to whom, and where they run within the buildings. Gordon is to include them on the Web Site information.

26/02/14 Sarah to update at next meeting.

Common Areas Re-decoration

This work has now been completed.

Abandoned Bikes and Bike Storage

Inspection and clearance of the Bike Stores at 2 The Brae and 6 The Brae has been successful. 7 and 8 The Brae is to follow.

26/02/14 progress report at next meeting.

Lift Maintenance

After inspection throughout the Brae and Rigg, it appears that everything is up to standard and only maintenance at 2, the Brea is required.

26/02/14 to be

discussed

4/ Residents Parking and Powderhall Road Adoption

Roddy has contacted Councillor Lesley Hinds, City of Edinburgh Transport Convenor, with regard to progress on the adoption of Powderhall Road. Roddy is seeing Councillor Deidre Brock at Edinburgh City Chambers on Wednesday and will also raise the matter with her.

The renewed Parking Permits for 2014 will be sent out to replace the existing permits which are scheduled to expire on 12th March. **Owners are asked to please make sure that they replace their existing permits on the car windowscreens.**

26/02/14

Ongoing

5/ Upgrading of Web Site

Gordon still has a certain amount of testing to complete but will shortly be sending out links to the Committee. He is re-styling the Powderhall Village greyhound logo, and the colours were agreed. It is hoped that the remodelled Powderhall Village Web Site will be up and operational in early February. A Members Area, with Powderhall Village Owners' password, is to be introduced for confidential information. A link with the Powderhall Village Facebook page will be set up.

26/02/14 To be concluded at next meeting.

Water of Leith Flood Prevention Scheme

Sarah Wilson has spoken with Jonathan James, Professional Officer; Maintenance (Bridges) at City of Edinburgh Council, who will come back to her in regard of the work that still needs to be done.

26/02/14 to be discussed at next meeting

Dog Fouling

Although it was reported at the last meeting that this was now under control, it appears that there are still problems at Powderhall Brae. Should anyone see dog walkers not abiding by the rules, could they please notify the Committee as to where and when.

Garden Committee

Brian Hunter has provided quotes for various works, and it was agreed that he should proceed with the replacement of dead trees, and for removal and re-planting at the Sub-Station. As regards the pruning and cutting back of branches at the B&Q fence, it was agreed with B&Q two years ago that they would do this.

Brian Hunter will also repair the damaged coping and edging.

Frans is to meet with Fiona Sloane to discuss and action improvements that can be made to the planting.

26.02/13 Frans to report progress at next meeting

6/ Formation of PVOA as an Unincorporated Body with Constitution, Officers and Trustees.

Although the Powderhall Village Owners Association exists, and has been in existence for twelve years as an informal body with office holders and members elected at an AGM, as based on the requirements of the Deeds & Conditions, we have been advised that a more formal document with a written constitution be drawn up to formally register the PVOA's status, membership and rules of

conduct. It will be to this body that the ownership of the Powderhall parking spaces will be transferred at the time of the Council's adoption of Powderhall Road.

In addition, we have also been advised that an Insurance Policy should be introduced to cover the PVOA and its Committee office holders and members for any possible legal challenges, etc. Sarah has quotation details.

These matters will be put to the AGM for approval.

7/ Meet the Neighbours Social Event

With a turnout of in excess of sixty residents of Powderhall Village at the restaurant Pierre Victoire in Eyre Place, it was generally agreed that this was a successful initiative. The Committee thanked Kathryn for her work in organising the event.

8/ THE ANNUAL GENERAL MEETING of THE POWDERHALL VILLAGE OWNERS ASSOCIATION will take place at Broughton Primary School on Wednesday 2nd April. Since our Councillors will all be in attendance, and there are a couple of important decisions to be made, it is hoped that there will be a good turnout.

9/ AOB

Stephen McGarva of 2, The Rigg is concerned that the damage to stonework on the steps beside 1 and 2 The Rigg be repaired. This is in hand.

He was also concerned about the small patch of ground at the rear of 2 The Rigg, next to the rear car park and outside the ground floor flat, and why seemingly it was not being maintained. This is not the case, and is simply that the grass has not been cut over the winter months.

It has been noted that an individual from the Business Park has on several occasions been seen to remove a parking fine and to place it on an adjoining vehicle. Legitimate PVOA permit holders are advised to ignore the tickets and can be assured that it will not deter from following up the offending car owner.

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10/ Next Committee Meeting:

The next PVOA Committee meeting will be announced following the AGM