

RIVERMEAD RESIDENTS ASSOCIATION

Monday 2nd November 2009
7:30pm
Bridgford Suite, Beeches Hotel

AGENDA

1. Minutes from the previous meeting and matters arising
2. Chairman's Report
3. Treasurer's Report and presentation of the accounts
4. Election of Committee
5. Election of Officers
6. Leases
7. Leases Sub-Committee
8. AOB previously notified to the Chairman

Minutes of Annual General Meeting 19:30, 22 October 2008, Trentside Social Club

1. Minutes of Previous Meeting and Matters Arising

The minutes were accepted: proposed Irene Dunstan (flat 141), seconded Marina Webster (flat 135).

2. Chairman's Report

Residents Association Chair Rachel Goodinson said that she had purchased her flat in December.

She began by explaining the purpose of the RRA and the Committee. She noted that Committee members must be leaseholders. The RRA Committee meets bimonthly, with the next meeting 10 November at 7:30pm. There are 4 officers positions, all available for election tonight.

Rachel described the main issues that the RRA had addressed over the year:

- 1) Major Works: Rachel spoke about the issue of Data Contracts and gave the reasons for inviting them to speak to residents, and the reasons for the choice of CRL to carry out the works. The RRA was represented at pre-contract and progress meetings. Examples of issues RRA raised were: scaffolding not done in sections, tv aerials being removed.
- 2) Dog Fouling: Freshwater wanted to stop all dog walking on the complex. The RRA Committee felt this was going too far, but Freshwater would not move on this.
- 3) Extending Leases: This can be expensive. One resident has done this recently but paid around £10,000. If 10-15 flats were involved together, they could reduce the

legal costs for each.

4) Recycling Leaflets: from Rushcliffe BC.

5) Summer Party: Thanks to Phil Lockett's band.

Rachel rounded up with an overview, noting that the RRA exists to:

- 1) Promote the rights of residents
- 2) Exercise the rights conferred by recognition of the Residents Association.

A resident asked about the proposed installation of communal dishes for Sky TV. Rachel said that the RRA asked about this at the pre-contract meeting, and it looks like it will not happen.

Another resident said residents should check there are no trailing wires, filth *etc.* left behind when CRL leave.

3. Treasurer's Report and Presentation of the Accounts

Treasurer Colin Troy told the meeting that the RRA had changed its account from the Derbyshire Building Society to HSBC, because the Derbyshire's passbook system was inconvenient and their interest rate had become very low.

Over the previous year, there were 37 members, so subscriptions totalled £111. Expenditure was unusually high because of room hire at the Beeches for the Data Contracts EGM, *etc.*

The subscription remains at £3. Colin said he would proactively seek new members. He would like to raise the account balance above £600. He noted that quarterly newsletters to RRA members will advertise the advantages of being a member.

4. Election of Committee

The current Committee members were willing to remain on the Committee. Peter Viles (flat 29) and Cat Coombes (flat 6) were also willing to join the committee.

5. Election of Officers

Chair: Rachel Goodinson (flat 68) - nominated Phil Lockett (flat 90), seconded Marina Webster (flat 135) - passed *nem con.*

Vice Chair: Phil Lockett (flat 90) - nom. Marina Webster, second. Irene Dunstan - passed *nem con.*

Secretary: Tim McCormick (flat 14) - nom. Rachel Goodinson, second. Colin Troy (flat 26) - passed *nem con.*

Treasurer: Colin Troy (flat 26) - nom. Rachel Goodinson, second. Phil Lockett - passed *nem con.*

6. CRL Report

Charlotte (CRL Liaison) and a CRL representative gave a presentation to the meeting.

They said that the walls will be painted again before the scaffolding is taken down. Balcony floors will be painted dark grey if already painted (original asphalt or other

coatings will not be painted). All external surfaces will be cleaned as the scaffolding is taken down, including windows.

TV aerials - they said they are not allowed to re-attach these if they are outside the balcony. Rachel Goodinson said the RRA will raise this with Freshwater. Freshwater had said that they would allow aerials since they did not put one on the roof, but they now seem to be going back on this.

Scaffold removal starts on Princeton next Monday (27 Oct 2008).

The front of Yale is 90% complete, due for completion 2 weeks today (5 Nov 2008).

Princeton rear elevation is 80% complete, due for completion 3 weeks today (12 Nov 2008). Waterproofing to the balcony on the rear of Princeton will be complete tomorrow (23 Oct 2008).

Marina Webster asked if the works are on schedule? The CRL reps replied that they should be on site 3 more weeks. They are due to finish 12 Nov, then will take 1-1 ½ weeks dismantling the scaffolding.

Marina Webster asked when is the last time to get anything fixed that we notice while the scaffolding is still up? The CRL reps replied that they could send a letter to all residents asking them if there are any issues before the scaffolding comes down.

Rachel Goodinson asked about the steps. The CRL reps said these were not started yet.

A resident asked about the waste chute doors. The CRL reps said that the chutes will be put back in. The main bin doors will be stripped and repainted when the scaffolding is taken down.

A resident asked about the wooden balcony rails. The CRL reps said there were 6 coats of stain and varnish on the rails altogether.

Irene Dunstan asked if Freshwater can do something about the mural under the archway? Rachel Goodinson said we can suggest this to Freshwater.

7. Any Other Business

A resident asked if we can have more no smoking signs? Some common areas stink of cigarettes, especially the lifts. Rachel Goodinson said she would speak to Freshwater and "ask strongly".

There was discussion about large vans blocking the car park, and cars parking in the turning space at the end of Yale. Rachel Goodinson noted that the parking spaces in the garages are too small. The general feeling of the meeting was to make them bigger.

Phil Lockett mentioned that lease extensions would cost about £5-6000 per flat. A group acting together could reduce the legal fees to around £750 per flat. Irene

Dunstan said that we can't do this too soon because the major works have cost residents a lot of money.

A resident asked if we could have a person to do interior decorating *etc*? Colin Troy wondered if Geoff the gardener could do this during the winter.

The AGM closed at 8:45pm.