

Rivermead Resident's Association

Minutes of AGM held on 28th October 2013

Present

22 residents attended the meeting together with most of the current committee members.

MC welcomed the attendees and opened the meeting. The first task was to elect the new committee, which resulted as follows:

Maria Cooke (Chair)
Gill Catchpole (Vice Chair)
Peter Walsh (Treasurer)
Tim McCormick (Vice Treasurer)
Nicki Puckey (Secretary)

The attendees were enrolled in the Residents Association at a sub premium of £5. The same discounts apply as for last year's members and the membership cards are to be laminated. The newsletter will be prepared in January 2014.

Items for discussion

The pedestrian crossing – Wilford Lane is on a reserve list for have a crossing in 2014/15. Problems encountered so far include a gas main which runs along the Lane. The crossing has to be a light controlled crossing which poses more problems with traffic control issues.

A general discussion then followed regarding the increase in traffic flow along Wilford Lane due to all the new developments and the tram works.

JK and SG attended the meeting and took questions

Three major works are due in the next financial year.

Aerial

Installed and finished a couple of months ago. Analogue still picks up a signal according to some residents. This will be disconnected when everyone who wishes to has switched over to the communal aerial.

Lighting/rewiring

Some new light fitments need to be replaced on the external building walls following the new wiring to the communal areas. Also some sensors need adjusting but most are currently working on movement sensors.

Decorating

Works have started and doors painted. Discussion ongoing with the contractor due to work not being finished off properly. It was suggested that the notice boards should be used to inform residents of any contractors due

on site and the days they will be in each block. There seems to be no co-ordination of the works and no schedule of works has been produced by the contractor. The standard of the work is not acceptable and no co-ordination of blocks has been planned. There was a meeting due on site tomorrow with the contractors and JK/SG. Also there may be an increase in cost as there is a lot of making good around doors before the new decorating can be done in some areas.

Fire doors

The decoration of the communal areas cannot be put on hold while the fire door works are completed/upgraded. There followed a general discussion about the need for the fire doors and the works requested to be done.

Carpeting

The common areas are to be carpeted following the painting. The colour chosen is 'Autumn'. Carpeting the landings on each floor amounts to £26k which is £170 per flat on next year's service charge. To additionally carpet the stairs would add a further £22k. This was agreed not necessary and may be addressed in the 2015/16 financial year if required.

Any other works scheduled??? NO!

EON

Eon are offering free heat insulation surveys and works such as cavity wall injection and draught proofing. 100% funding has been offered and results from recent flat surveys in awaited.

When JK and SG left the meeting there followed general discussion about the issues raised.

Meeting concluded around 9pm.