

## **Rivermead Residents Association Annual General Meeting**

Attended by Committee members: Jon (Chair), Marie, Marilyn, Alison and Louise (Secretary). Julian Keen from Freshwater was in attendance.

### Minutes of the 2017 AGM and Matters Arising

Julian provided an update on recent and forthcoming works:

- 2 of the 3 blocks roof works are now complete with Yale to be completed in Spring /Summer 2019
- The subsidence in the river garden will be very expensive to fix and is programmed for 2020
- Cavity wall insulation was carried out in late 2017 at zero cost to residents
- Fire safety- Some flat doors and cupboards will need to be replaced to get them up to the required standard and residents will be contacted regarding this in the coming months. Doors to each floor will also be replaced. It was added that the doors often do not close so Julian will look into this. Quotes will be obtained for this work and added to the Rivermead website for information. It is hoped that the doors/cupboards can be purchased in bulk so a better deal can be sourced. The lack of a central fire alarm was a concern.

### Annual Report

Notes of previous Committee meetings are added to the noticeboards and website for residents information.

### Treasurers Report

The current balance of the Association account is £290. Expenditure since the last AGM was for the website and room hire for the AGM. Income comes from member subscriptions.

### Freshwater Plans for 2019 and Q&A

The insurance premium has increased from £27,000 to £44,000 per annum. Residents were horrified by the increase and wondered whether a cheaper option could be found, Julian will look into this.

The management fee is increasing from £80 to £144 per flat. The residents were stunned by this increase and asked for transparency as to what the management fee is being spent on, feeling that there is often a gap in service. Julian said he could produce evidence as to what other complex management fees would be and will report back. Residents wondered whether another management company could provide a better service.

Planned works- Yale roof works to take place in late spring/ early summer 2019

River Garden works to take place in 2020 at a cost of around £52,000

Hand rails around stair balustrades and bin stores need upgrading- this is expected to cost around £82,000 and proposed to take place in 2021. The residents felt this was very expensive and enquired whether something cheaper but equally as effective could be found. East Mids contractors preferred.

The Lightning conductors on each building need replacing at a cost of around £15,000

Julian will provide the H&S report for information on the recommendations given.

It was agreed that a parking permit system should be enforced. Contractors will be asked not to park underneath windows.

### Nomination and Election of Officers and Committee Members

Chair – tbc, Secretary – Louise, Treasurer –Tim, other committee members: Marie, Marilyn, Alison, Carol, Stuart, Reece, John. Jon G resigned from the Committee.