

# ***RIVERMEAD RESIDENTS' ASSOCIATION***

The Leaseholders Association for owners of Rivermead Flats, Wilford Lane, West Bridgford, Nottingham.

## **MINUTES OF EGM HELD 7:00PM MONDAY 20 FEBRUARY 2006, THE BEECHES.**

Present from the Committee: JT, TM, TW, JG, SG, MW, ID

About 20 residents

### **1. Refurbishment**

JT introduced the situation. Last AGM said "lets hurry the work along".

7/2/2006: 3 committee members met on the roof with surveyor Mr Beale. Saw not much work needs doing. But a lot of poor work seen:

Shop - bad woodwork

Bin area - bad woodwork and brickwork

Asphalt covering on pillars

Concrete covering on pillars

Daylight sensors

Gaps on pillars allowing water in

We have paid for these works. Who did it, who signed it off? Are Freshwater proposing to use the same people again?

Q: What do we do about this? We have to become a force.

Q: Worth copying emails and letters to BBC "Watchdog" and making sure Freshwater knows it

Q: What can we do to raise membership? Is there a big problem with apathy? A: Yes.

Q: What could we do if properly recognised? A: Appoint management, inspect accounts, appoint local contractors.

Q: People do not know about the website. A: It is very new.

Q: We need more sources of info, people knocking on doors, notice boards etc.

Q: Can we get our own survey? A: Yes, there are residents qualified to do that.

Q: Suggest, everyone here talk to the people they know first, then people they don't know. Only important thing now is to get recognised.

Action: Put list of Committee members on notice boards.

Q: Make a flyer to send to everyone saying what happened at this meeting.

Q: Someone in lobby to speak to residents?

Q: What are Freshwater suggesting?

A:

1) Quick fix, £140,000 (already have £50,000)

2) Essentials only

3) Essentials and desirables. About \$1.5 million

Q: Have we got in touch with residents at other properties held by Freshwater? A: No, good idea.

JT: Formula for calculating what each flat's % of the cost is:

0.52% - 0.76% (10 bands)

Look at what paid last year, total charge is £158,000. So can get your %

Q: How many flats do we need? A: 60% is 84 flats. We have 33 now.

TW: Set up a membership subcommittee. JT happy to organize.

EGM:

JT: we have to give 3 weeks notice of EGMs.

TW: Have another meeting in 4 weeks.

MW: Can we get a button made for RRA Committee members?