

# *Rivermead Residents Association*

Minutes of Committee Meeting, Flat 135, 6<sup>th</sup> September 2010, 7.30pm

## **Present**

Rachel Gama (Chair), Peter Walsh (Treasurer), Nicki Puckey (Secretary), Marina Webster, Marilyn Ash, Jean Minshall, Tim McCormick.

## **Apologies**

Apologies were received from Gill Catchpole. No other apologies were received.

## **Matters arising**

Last minutes agreed as okay, no matters arising.

## **Summer Party**

The summer party went very well, on the third attempt due to the weather. Some new faces came along and it was deemed a success. The charity raffle raised £100 for Nottinghamshire Hospice and MA is to take the cheque and collection buckets back to the Hospice.

## **Residents' issues**

- 1) Emergency number: RG contacted FW regarding the emergency number needed by residents in case of emergencies and out of hours issues. The response was that the emergency number is given out on the answerphone message when the FW number is phoned. Residents can leave messages on this emergency number and should be contacted shortly by someone from FW. It was decided that when the contact details list is updated following the AGM the FW number will be stated on the bottom so that all residents have access to it.
- 2) Asbestos: FW are using a contractor to do a survey which is costing £1,200 + VAT. When the survey is done they will obtain prices from contractors for the asbestos removal. This is estimated to cost £26,882 – if it is considerably more then lessees will be notified. FW will consult with the RRA. It was thought that it is best to wait for our service charge breakdown at the end of the year and see what is itemised. Also the aerial charge should be credited to each flat on this service charge statement. The electrical works are not taking place this year as the asbestos removal has to be done first. The price for the electrical works which is already being charged for 2010 will be credited and then the cost of the asbestos removal put on the service charge (so maybe there won't be much difference!).
- 3) Noticeboards: There is no objection to residents putting adverts/notices on the noticeboards, but not from retail/commercial sources. If the noticeboards become cluttered then the older notices should be removed.
- 4) AGM: It was suggested from GC that on the AGM notice mention should be made of the achievement of the during 2010 (ie. Steps improvements, lease negotiations).

- 5) Noise: There are still noise complaints and residents are encouraged to contact FW if necessary. FW have suggested that if it is bad enough that residents should contact the Environment Agency. General opinion was that this would not be all that helpful.

### **Leases**

A letter has been sent to interested lessees with an offer from Freshwater. The offer is a 125 year lease with ground rent of £100, rising every 25 years - £9k - £13k for the lease extension depending on whether 1, 2 or 3 bedroom flat. Megan is contacting Freeth Cartwright and Spencer Birch re surveys. Each lessee will pay for a survey of their flat and get invoiced for this separately. Presume all 20 or so flats will be surveyed before an offer is put to Freshwater.

### **AGM**

The AGM is to be held on Monday 25<sup>th</sup> October at the Beeches, starting at 7.30pm. The cost of the room is £100. RG will invite a FW to the AGM. The agenda will be the same format as last year.

RG is to stand down as Chair, therefore this position will be vacant. NP is willing to stand again as Secretary. PW is willing to stand again as Treasurer. Notices will be put up on the noticeboards and leaflets put through doors. PW will also do a brief update on the lease situation at the meeting.

### **Date of next meeting**

The next meeting will be arranged at the AGM when the new committee is formed.