



**Powderhall Village Owners Association (PVOA)
MINUTES from Committee ZOOM meeting
July 29th 2025 7pm (19:00)**

Attendance

Present: Craig Williams (Chair and Minutes), James Bowyer (Secretary), Sarah Wilson (Charles White), Roddy Martine , Franz Kooy, Richard Ross, Gordon Chrumka, John Riley, Sabine Goldhausen and Kathryn Tomlinson,

Apologies/Absence: William Laing, Jane Garrett and Shaun Gaukrodger

Previous Meetings Open Actions

No	Description	Responsibility
1	Roof Repairs	Charles White
2	Notices on smoking and vaping	Charles White
3	Gas work communications	Charles White
4	Brae Fence Repairs	Charles White
5	Trees overhanging at 2 Rigg car park	Charles White and PVOA Committee
6	Internal Paintwork	Charles White and PVOA Committee
7	Overgrowing bushes at T-junctions at the Rigg	Charles White and PVOA Committee

Welcome, Introduction, Apologies and Previous Minutes

1. Craig Williams **welcomes** owner committee members and Sarah Wilson (of Charles White).
2. Craig Williams will **check that previous minutes are available** on the PVOA website and Charles White portal.

Charles White Report

1. **Roof repairs** will be on a block by block basis . We will be seeking 3 quotes. We accept that the roofs are nearing the end of their life and will be repaired as and when required.
2. **Smoking/Vaping notices** are being trialled in 7 Rigg, to avoid unnecessary triggering of alarms.
3. **Gas work quotes** will be communicated to owners once 3 quotes have been obtained.
4. **Brae fence repairs** have been completed.
5. **Trees overhanging at 2 Rigg and Powderhall Road** quotes to be obtained.
6. **Overgrown bushes at Rigg T-junctions**, an inspection is planned for 31st July with the contractor. The requirement is to ensure that bushes are not above driver window height. Options are: (a) to remove, re-soil, replant and wait for regrowth or (b) saw to below driver window height. Existing trees will remain.
7. **Wall Stain 5 Rigg**, the leaking appears to have stopped but the stain is still highly noticeable.
8. **Smoke Vent** inspection is scheduled for next year.



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9. **Cold Spots** within buildings will continued to be monitored.
10. **Building lighting** is no longer a concern and no further action will be taken.
11. **Lift speaker volume** is no longer a concern and no further action will be taken.
12. **Lift callouts** problems are continuing to be resolved as and when they occur. A fault at 5 Brae that was fixed within 24 hours. 2 other callouts in Powderhall saw Schindler attending to find the lift working. We acknowledge difficulties in the past of Schindler being unable to within days obtain replacement parts from Europe during Christmas periods and the difficulties this caused for residents dependent on the lift. Going forward we aim be more timely in communications and more engaged with all parties concerned.
13. **Townhouses fence work** is waiting on quotes.
14. **Wall/Fence outside 4-5 Rigg** was hit by a delivery van. A damage claim has now been raised with the delivery company.
15. **Internal Paintwork Quote** contractor that was awarded the tender can no longer undertake the work at the agreed contract price. Charles White is working on obtaining 3 “up-to-date/current” quotes from contractors to undertake and complete work in 2025. PVOA committee acknowledge the necessity to maintain standards within buildings and avoid delays that will continue to drive up prices. PVOA Committee intends to provide owners with up to 3 months notice before the work is commenced, as funds need to be available in advance.
16. **Canonmills Gardens boundary trees** are concerning Brae owners as they are excessively tall and need to be trimmed. Charles White will communicate our concerns to the factor for Canonmills Gardens. Other issues with boundary trees will continue to be monitored and reported back to the PVOA Committee.

Factor Tendering Discussion (Charles White not was not present for this discussion)

1. PVOA sub committee met with Charles White in July to provide an update on the process, timelines and confirm their inclusion on any future factor ballot for in 2025.
2. Myreside and Talyor & Martin also remain under consideration, with additional questions being asked on; insurance, costs, services and manager experience/background.
3. PVOA committee will again meet early in August to discuss; challengers, timelines, owner communications, voting/ballots and quorum requirements.

Date of next PVOA meeting with Charles White

26th August 2025 7pm (19:00)