



Powderhall Village Owners Association (PVOA) MINUTES from Committee ZOOM meeting September 30th 2025 7pm (19:00)

Attendance

- **Present:** Craig Williams (Chair and Minutes), Gordon Chrumka, Frans Kooy, Richard Ross, Sabine Goldhausen and Sarah Wilson (Charles White).
- **Apologies:** James Bowyer (Secretary), Jane Garrett, John Riley, Kathryn Tomlinson, Roddy Martine, Shaun Gaukrodger, Stuart McAllister and William Laing,

Charles White Report

1. **Internal Paintwork:** 30% of owners have now paid in advanced for the paintworks. To start the work, 75% of Owners must pay before the paintwork quote expires 10th November. If the funds are available, work will start in 2025 (late November or early December). Owners are encouraged to pay before 10th November as there is an ***obligation in the Deeds*** to maintain in our common area. A reminder communication to Owners will be issued in the coming days.
2. **Smoking/Vaping alarms 7 Rigg:** Only 1 unnecessary alarm was triggered in September. Charles White is continuing to monitor the situation.
3. **Gas works:** Owners at 12 Road and 3 Rigg will be notified in the coming weeks of the need to undertake work in their stairs and costs.
4. **Overgrown Trees 2 Rigg:** Waiting on a 2nd quote before action will be taken.
5. **Overgrown Trees 1-2 Brae:** Cannonmills Gardens factor (Redpath Bruce) have confirmed that they will be lopping their overgrowing trees, once the "*sap has fallen for winter*".
6. **Overgrown Trees behind the Townhouses:** We have agreed with Hatters Lane factor (Taylor & Martin) for Powderhall Village trees overgrowing into Hatters Lane to be cut back.
7. **Overgrown bushes at Rigg T-junctions:** The Committee has agreed for Charles White to instruct Hunters to remove bushes on the Rigg T-junctions and plant low growing plants.
8. **Water Stain 5 Rigg:** Waiting on a quote before action will be taken.
9. **Water Dripping 7 Rigg:** A private overflow connection is understood to be causing the problem. Charles White will write to Owners to assist in identifying possible source of the problem.
10. **Carpet Stain 2 Rigg:** The stain cannot be professionally cleaned. This will remain a problem until the carpeting is replaced as part of the already scheduled 2026 programme of work.
11. **Cold Spots** within buildings will continued to be monitored into the 2025/2026 winter months.
12. **Townhouses fence work:** The work has now been completed.
13. **Wall/Fence outside 4-5 Rigg:** Charles White will continue to chase the claim with ARC Claims.
14. **External Window Strips:** Owners are finding external window strips stuck onto windows are continuing to falling off onto the ground. Replacing these strips is considered an owner responsibility rather than a responsibility of the factor. However Charles White will investigate this matter further and seek to provide repair guidance to owners.



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Chairperson Report

1. **Previous Meeting Minutes:** August 26th 2025 have been issued and accepted.
2. **Next Meeting:** Tuesday 4th November 2025 7pm.
3. **Next Annual General Meeting:** To be arranged in either in late November or December 2025.
4. **Committee Secretary Vacancy:** Our Secretary James Bowyer is moving away from Powderhall. We appreciate James's substantial contribution to Powderhall Village and wish him every success in the future. If any Committee Member or Owner is interested in taking on the role, please email your interest to committee@powderhallvillage.org.uk.

Treasurer Report

1. **Statement of Accounts:** Awaiting PVOA Chair signoff and will be discussed at the 2025 AGM.
2. **Bank Account Classification:** The Bank providing our account has suggested moving from a Treasurers Account to a more suitable Community Account. This will be investigated and discussed at the next PVOA Committee meeting.

PVOL Report

1. **Last Year Accounts:** Have been filed.
2. **Current Year Accounts:** Are being prepared for this year Annual General Meeting.

Any Other Business

1. **PVOA Website:** Will need to be re-hosted next year.

Factor Tendering

1. **Factor Information Discussion:** Charles White, Myreside and Taylor & Martin have been invited to an Information Discussion night with owners at the Taxi Club 1st October starting at 7pm.
2. **Factor Special General Meeting Vote Petition:** Has been created and will be available to Owners to sign in the course of October.
3. **Factor Special General Meeting Date:** Will only be arranged if the petition (i) reaches the required number of signatures and (ii) after the petition quorum requirements have been formally validated and acknowledged by the PVOA Committee.

End of Minutes