



Powderhall Village Owners Association

Meeting of PVOA Committee at 4/6 Powderhall Rigg; 7.30pm on Tuesday 5th December 2006

The meeting was Chaired by Ian Corbett with Roddy Martine as Secretary. Also present was Sharon Grant.

Apologies: Gordon Chromka, Jo Haughey, Stuart McDonald, Marianne Simpson, Kathryn Tomlinson, Peyman Taheri, and Dougie Brown.

PVOA Parking

It was noted that the Warden, Dougie Hunter of CT, had not been appearing on a regular basis and Ian will speak to him. Ian has received a questionnaire from CT which he will respond to.

A problem is arising where tenants leave and take their permits with them. Since this involves the issue of new permits and the accompanying costs, it was suggested that a charge be levied on landlords when this happens. It was decided that this is a matter to be raised at the AGM.

With regard to commercial vehicles using resident permits, Charles White is to be consulted on the legal implications and if the terms of Ownership conditions can be enforced.

Non-resident cars parked along the main road have been causing an obstruction for bin lorries, but it appears that there is no way of controlling this situation until the Council adopts the road. Councillor Trevor Davies is to be asked if there is any progress on this.

AGM

The AGM is scheduled to place place at 7.30pm at Broughton Primary School on Wednesday 10th January 2007.

Notices will be sent out to Stair Reps to be put on Notice Boards on 28th December.

The Chairman has drafted an Agenda. The Chairman will introduce the Meeting and Approval of last year's Minutes, copies of which will be available in the hall. (Roddy to photocopy 12 copies)

Items for discussion: Parking scheme. Lost permits. Badly Parked vehicles. Any Other Business, etc.

Gordon Chromka to be asked if he would like to do a short presentation on the Powderhall Web Site.

Election of Committee Members. Chairman/Secretary/ Treasurer. If anybody wishes to join, or knows of anyone who would like to join the Committee, they are asked to notify the Secretary beforehand, or will be given the opportunity to put themselves forward on the night.

It is proposed that a Bank Account with a small working fund be set up for administration (paper costs, printing, etc) and incidentals. This will be discussed.

Councillor Trevor Davies and Simon Daley from the Police are to be invited to attend and to address the meeting, should they wish to.

Beaverhall Road Development

There has been no further movement on this to date.

Sarah Wilson of Charles White

Sarah will be on Maternity Leave as from the end of December. Simon Scarborough of Charles White will deputise for her in her absence and will attend the AGM

Painting Powderhall Brae.

Costs are currently out to tender.

Damage to Bin Store doors

Sarah Wilson has spoken to the City Refuse Department on this matter.

Recycling for Bottles and Paper.

Bins have now been introduced into the Bin Stores.

Cleaning of Fire Windows

Charles White has received a complaint that the cleaners have not been cleaning the outside of the fire windows. This is because, having been opened, the windows are proving difficult to close. It is suggested that a site meeting be organised for when the fire windows are serviced and that Stair Reps/ Cleaners, etc who are able to attend this are shown how the windows operate.

Children's Playground Costs

There is a legal obligation to have the Children's Playground inspected annually after five years. This will cost £55 and the cost will be spread throughout the Village.

Buckled Road Sign at the Rigg.

Quotes being researched.

Underground Car Park

Following a Site Meeting, Sarah has taken photographs of the bad workmanship and places where leakage has occurred. These have been sent to Davis Blackburn of James Miller and to the NHBC.

Notice Boards

Dougie Brown has researched the costs for larger notice boards for stair entrances. It was decided that this matter should be discussed after the AGM.

Gardening

Brian Hunter has provided estimates for new shrubs (£1,500.00 + VAT). This matter will be discussed when the Chairman and Secretary meet Sarah Wilson next week.

Paying On-Line

Charles White has proposed a facility for home owners to pay direct on-line through the Royal Bank of Scotland. To achieve this, however, the facility will have to be registered to the co-proprietors at a charge of £1.94 per household, whether people use it or not. The Committee's initial response to this is no, and the matter will be discussed by the Chairman and Secretary with Sarah Wilson when they meet next week.

Charles White Management Fee

Charles White has indicated that the Management Fee will increase from £62 to £70 per household as from January. This represents an increase of 13% over 3 years which is above inflation. The matter will be discussed by the Chairman and Secretary with Sarah Wilson when they meet next week.