



**Powderhall Village Owners Association (PVOA)  
Committee Meeting 7pm (19:00)**

**Minutes November 4<sup>th</sup> 2025**

**Attendance**

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

**Charles White Report**

1. **Internal Paintwork:** 44% of owners have now paid in advance for the paintwork. Owners are encouraged to pay as soon as possible before the quote expires on the 30<sup>th</sup> November. The work will not be undertaken unless at least 75% of Owners have paid. If the funds become available, work should start in January 2026.
2. **Smoking/Vaping alarms 7 Rigg:** No false alarms have been triggered in the last month.
3. **Gas works:** Owners at 12 Road and 3 Rigg will be soon informed of costs and work start dates.
4. **Overgrown Trees 2 Rigg:** Work will go ahead with the lowest quote of £1740.
5. **Overgrown Trees 1-2 Brae:** Cannonmills Gardens factor Redpath Bruce have confirmed that they will be trimming their trees while also maintaining some privacy screening between flats.
6. **Overgrown Trees behind the Townhouses:** Waiting on a quote for the work.
7. **Overgrown bushes at Rigg T-junctions:** Work has now been completed.
8. **Tree Grounds Survey:** Is planned for 2026.
9. **Water Stain 5 Rigg:** Waiting on a response from the Loss Adjusters.
10. **Water Dripping 7 Rigg:** Has now been resolved, no further action is required.
11. **Cold Spots:** Within buildings will continue to be monitored into the 2025/2026 winter months.
12. **Wall/Fence outside 4-5 Rigg:** Witness statement is currently being reviewed by ARC Claims.
13. **Gap in Brae Fenceline:** Waiting on a quote to extend fenceline.
14. **External Window Strips Falling Off:** Repair/replacement of the fallen strips on the windows is considered to be an Owner responsibility not a Powderhall Village responsibility.

**PVOL Report**

1. **Overgrown bushes at Rigg T-junctions Costs:** PVOL has agreed to cover all costs related to removal and replanting work undertaken for preventative health & safety reasons.
2. **Last Year (ending 31<sup>st</sup> Aug 2025) Accounts:** Are being prepared to go to the accountants.



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**Treasurer Report**

1. **Account Monies:** Account balances remain unchanged, with no movement of monies.
2. **End of Year Accounts:** Will be issued to Owners at the next AGM.
3. **Bank Account Type:** The Committee has approved a RBS suggestion to change our account to a more suitable flexible Community Account which is in suitable for our ongoing needs.

**Factor Tendering**

1. **Petition Signatures:** 110 signatures were obtained calling for a Factor Vote SGM.
2. **Petition Validation:** A concern was raised to the Committee that some signatures collected may have been from tenants. This is now being validated.
3. **Issuing SGM Ballot/Proxy Forms:** The Committee has asked Charles White to consider whether or not Charles White would be prepared to issue Owners with Ballot / Proxy Forms for the SGM. The Committee is now awaiting Charles White response.
4. **Special General Meeting (SGM):** The date and the format of the SGM will be communicated to owners once (point 2) the petition has been validated and (point 3) when we understand what documents/forms Charles White is prepared to send out to Owners. This will be discussed further at the next Committee meeting in December.
5. **Factor Proposals:** Each factor (Charles White, Myreside and Taylor & Martin) will be invited to supply their latest proposals to the Owners with that information being hosted on the PVOA website. Owners will be notified once that information has been uploaded.

**Administration**

1. **Previous Minutes:** Accepted
2. **Next Committee Meeting:** 2<sup>nd</sup> December 2025 7pm Zoom Call
3. **Annual General Meeting:** Tentatively around 13<sup>th</sup> or 14<sup>th</sup> January 2026.

**End of Minutes**