



Powderhall Village Owners Association

Date of Meeting: Tuesday 21st August 2007

Chair: Roddy Martine

Minutes: Sharon Grant-Lennie

Present: Gordon Chromka, Bill Scott (Treasurer), Ian Corbett, Peyman Taheri, Kathryn Tomlinson, Dougie Brown, Stephanie Scott, Joanna Bytheway, Stuart Mc Donald.

Agenda:

- Road Adoption
- Beaverhall Road Development
- Bailey Bridge Replacement
- New Factoring proposals
- Gutters
- Website
- Road signs
- Latches and service access facility
- AOB

Road Adoption:

Louise Laing our local Councillor has informed us that the Council intend to double yellow line both sides of the Powderhall Road by the end of this month. This will take place under a Temporary Road Order. It is unclear as to how much of the road will be yellow lined as the extension of the zone has not taken place yet. It may be the autumn before this occurs.

Beaverhall Road Development

There hasn't been any progress since our last meeting. The Transport Department objected on the basis that there were not enough parking spaces or disabled bays. Taylor Woodrow has sold land behind the townhouses and Powderhall Road flats. Access will be an issue and also possible loss of land. If the Deeds and Conditions needed to be updated and amended would this be at their expense?

Action: Stuart will try to get advice from a lawyer who is an expert in property law.

Bailey Bridge Replacement:

A new bridge will be built and it will be not too dissimilar to the present one. With regard to the flood prevention scheme it will commence in September. An 18'' brick wall shall be built and the existing fence re-erected on top of it.

New Factoring Proposal:

Martino Manganiello attended the meeting for 45 minutes to present his proposal for taking over the role of Property Manager at Powderhall Village. His stated objective was to give a better level of service at a lower price, and he also stated that he had experience of managing individual flats that had been rented out. The committee then had the opportunity to question him on his proposal, stating that it had a responsibility to all Powderhall owners to ensure that the Property Manager for the development had the necessary business expertise, experience and systems in place to manage a development of this size. One legal requirement, included in the Deed of Conditions to which every owner has signed acceptance, is that the Property Manager must be a member of the Property Managers Association (Scotland) Ltd. Mr Manganiello informed us that he was looking into the possibility of becoming a member of the Association. The committee asked about the financial systems that would be in place to handle the large amounts of owners' money that would be passing through his hands, and the safeguards that would be in place to prevent misuse of these funds and protect owners' personal details that would be held on file. Mr Manganiello replied that he had not thought this through. He was also asked about the administration systems that would need to be in place to create and distribute bills and collect the monies due, and how absence due to holidays and sickness would be covered. He admitted that these factors also had not yet been thought through.

The unanimous view of the committee was that at this stage, Mr Manganiello did not have the qualifications, experience and necessary business and financial systems in place to manage a development of the size of Powderhall. Mr Manganiello has asked for time to address the points raised and to come back with a proper business proposal. At this stage, the committee cannot recommend that the proposal be put to Powderhall owners for consideration.

Gutters:

There is on going concern from many residents especially in the Brae regarding the guttering. It appears that when the cherry pickers came to clean them that they could not reach all areas. The worst affected block is no: 5 the Brae. This has resulted in balconies being flooded and rain dripping down during bad weather. There is also confusion as to whether or not the company in question was paid in full and if residents in block 5 were invoiced for a job that was not done. We need to ensure that any firm contracted to clean the gutters in future must be able to clean all the gutters.

Action: Sharon will contact Sarah Wilson from Charles White on Wednesday for clarification and will highlight that action needs to be taken immediately.

Website:

Gordon has updated the website. Committee members should check it and get back to Gordon with others suggestions etc. It was suggested that a blog could be set up and residents could inform Committee and Charles White about any problems in the development. Residents could also recommend tradesmen, services etc. Roddy would like to research the history of Powderhall and write about it also.

Signage in the development:

It was felt that the signage in the development is insufficient. It would be more helpful if the signs for the Rigg, Brae and Road had numbers on them indicating where certain blocks are. Signs indicating NO BALL GAMES are to be made up also. Ian and Roddy met with Sarah this morning to show her where the signs are to be placed. She intimated that this would get done ASAP.

Latches and service access facility:

A concern about security in the development was discussed. Sharon felt that many residents may not have seen the notice boards and therefore are not aware of the proposals.

Action: Sharon to contact Sarah Wilson to ask her to write to all owners regarding these proposals. Owners should only respond to the letter if they object.

AOB:

- Sarah spoke with Ian and Roddy about the painting schedule for the Rigg. This will include both the Bryant and Miller developments. It is likely to commence in the New Year. The committee will organise a meeting with stair reps to decide what needs to be painted in each block.
- The cleaning contract has gone out to tender. Sarah provided Ian and Roddy with a copy of two quotes and is waiting for a third one.
- The committee would like Sarah to contact Schindler to clarify how they test the phone lines and how often. We need assurance that if the lines are down that somebody will be notified ASAP.
Action: Sharon to contact Sarah about this.
- Joanna raised her concerns about some dead trees near B&Q and also near block 4.
Action: Sharon to mention this to Sarah also.
- It has been noticed by many residents that overflowing pipes from flats above have been causing staining on the brickwork and on windowsills. Residents have been written to by Sarah asking them to have their boilers serviced, however apart from this there is very little Charles White can do. The Committee would like to know that if the building is cleaned who should pay the cost. Many feel that the residents whose boilers are causing the staining should foot the bill especially if they have been written to by Charles White and failed to take action.
Action: Sharon to seek clarification from Sarah regarding this matter.
- Joanna asked that main door flats be provided with information that is posted on notice boards.
Action: Stuart has agreed to post notices to main door flats in the Brae and Sharon will do the same for the Rigg.
- Copies of two cleaning quotes, one from Hann Gardening Services and the other from Annfield Cleaning Services were distributed to committee members who were actioned to notify their preference to Sharon within a week, so that Sharon could pass the decision on to Sarah
- Ian agreed to arrange a small sub-committee meeting involving Dougie, Roddy, Sharon and himself to discuss the timescale and procedure for the next re-issue of parking permits, and report back to the next committee meeting.

NEXT MEETING IS ON WEDNESDAY THE 26TH OF SEPTEMBER AT 4/5 POWDERHALL RIGG @7.30PM