



Powderhall Village Owners Association

Minutes of Meeting held on Thursday 13th December 2012

Present: Gordon Chrumka, Andrew Logue, Ian MacMillan, James Marsden, Roddy Martine (Chair), John Riley,

Apologies: William Mackie (Treasurer), Frans Kooy, Andrew Nisbet, Kathryn Tomlinson.

In attendance: Sarah Wilson, Charles White

1/ Approval of Previous Minutes

The Minutes of the PVOA Meeting held on Wednesday 14th November were approved.

2/ Update of Actions from Previous Minutes

Fire at 4/14 Powderhall Rigg

A copy of the GVA Grimley report with photographs and recommendations for repair works were sent to all owners within the block at end of November. The Loss Adjuster wishes to move ahead with the works as soon as possible and is currently awaiting confirmation of acceptance from the executors of flat 14 to commence works. Sarah will write to all owners involved as soon as he has progressed the matter with a timescale.

Compilation of an Overflow / Gas Outlet Pipes Plan for Road/Brae and Rigg

Charles White is preparing a comprehensive site plan. This is ongoing and will take some months to complete.

13/12/12 Sarah to update PVOA at next meeting.

Children's Play Area Entrance

Work has been authorised. However, it has been too cold and wet to proceed and the contractor has advised Sarah that completion will be February or March.

13/12/12 Sarah to Monitor

Wall Planting Opposite the Townhouses

Gordon is to advise Sarah on suitable ivies for planting on the trellises opposite the Town Houses. It is recommended that this should take place in the Spring, and Frans and Andrew will be consulted on the matter.

13/12/12 Gordon to Action

Flower Bed at B & Q

Brian Hunter has requested a meeting to discuss this early in the New Year with Sarah, Ian and Roddy and other interested parties to discuss this further and to explore the options.

13/12/12 Suitable date to be arranged at next PVOA Meeting

Grass Quality

Weeding and repair work has been authorised as per the last meeting and will be completed at the correct time of year in early Spring.

Water of Leith Flood Prevention Planting

Sarah has double checked the content of the weed killer being employed by Brian Hunter, and although it does contain a small amount of herbicide, it is not considered that this is enough to cause the damage suggested. The matter will be discussed at the next PVOA meeting.

Lift Contracts

The current lift maintenance contracts at Powderhall Village are with Schindler and are scheduled to expire in March 2013. The current cost is £2047.32 per block, but following negotiations has been reduced to £1036.80 per block including VAT. This equates to a £16,168.32 saving across the 16 blocks which have lifts.

These contracts will be in place for a 5 year period from the renewal date.

Recommendation of Common Areas Re-decoration

In step with the Deeds & Conditions, redecoration tenders are currently out to tender. Sarah will provide the Committee with figures at the next meeting, along with options.

13/12/12 Sarah to Action

Repair of Front Steps at 7 Powderhall Brae

This work is incomplete owing to the cold/wet weather. It will be completed as soon as possible.

13/12/12 Sarah to

Action

3/ AOB

Web Site

It has been agreed that the PVOA Web Site be re-designed and to alleviate some of the day-to-day pressure of maintenance, Dougie has volunteered to work with Gordon in this regard.

Charles White Fee

Sarah has informed the PVOA Committee that there is to be small increase in fees from the next invoice due in 01/03/13 which would be £1.13 per flat per quarter and £0.72 per townhouse per quarter. Charles White has been obliged to increase fees by 5% to cover increased overheads relating to legislation introduced in October 2012.

***WISHING A VERY MERRY CHRISTMAS AND A VERY HAPPY NEW YEAR
TO EVERYONE WHO LIVES IN THE POWDERHALL VILLAGE***

4/ Next PVOA Committee Meeting:

Wednesday 23rd January at 4/6, Powderhall Rigg at 7.30pm