

Hebble Wharf Residents & Owners Association

Minutes of committee meeting 9th May 2017

Present: Andrew Wright, Imran Chouglay, John Corr, Norah Keany-Corr & Yvonne Berns

Apologies: John Hodgkins, Andy Imrie

Minutes of last meeting (28th March)

Numerous outstanding actions for Gavin (LIV), despite 1-2-1 meeting with JH on 4th April

Action: NKC to arrange a follow up meeting with Gavin (meeting to be at Gavin's convenience and during office hours)

Membership – letter to be issued to all relevant parties stressing the benefits of the HW Association quoting £10 fee for owners & FOC for residents (flag non-voting rights for residents). Hard-copies to be issued via letter boxes in the lobby however, these should be followed up by email. The letter should request email contact so we have an up to date data base for future mailings, e.g. the constitution. **Action: NKC**

Rubbish – NKC still seeing evidence of commercial waste being dumped in HW bins. **Action: NKC to follow up with the council enforcement team with photo evidence and a meeting**

Bank Account – Expected to be “live” on Tuesday 16th May

AOB

Legal fees - once the bank account is up and running AW to issue a request for payment from the original 27 who pledged support. (JH to issue a copy of the request to GM along with a copy of the final constitution) **Action: AW/JH**

LIV - at the proposed meeting with Gavin, it was agreed that we should request a breakdown of Peter's role/responsibilities stating that the request is to allow the committee to inform members so we can manage expectations. We should also ask what external responsibilities are involved. **Action: attendees at meeting with Gavin once scheduled**

Constitution - In JH's absence it was decided to defer any further amends and discuss further at the next meeting

Canal project – given the current status of the Association, it was agreed that initially any “works” would be better targeted at the HW building so members see the benefits of the association. **Action: Revisit in 2018**

Dogs – It's become apparent that a couple of residents have dogs in the building – **Action: Follow up with GM at next meeting**

General maintenance - broken tiles in the lift, dirty carpets outside the 2nd floor lift, dirty area/space outside the lift on the car park level are examples of works that need addressing

Action: Follow up with GM at next meeting, requesting a copy of any planned maintenance schedule

Council Tax Bands – AI suggested it may be beneficial for the Association to approach the council for a potential review of bandings as currently many seem high e.g. apartment 216 band D. YB suggested we should proceed with caution as council tax bands are set at the value of properties in **2008**! When the properties were built in 2009, they were valued much higher than they are now. **Action: NKC to make discreet enquiries with the council**

Contact info - AI suggest a single email address for residents to raise issues that affect the building e.g. recent access issues. All agreed that the current email address was sufficient. This will be re-enforced with “hard copy” letters planned to be sent to all apartments

Maintenance fees 2017/18 – to be discussed at proposed meeting with Gavin

Date of Next Meeting – TBC