

## **Minutes of Metro Central Heights Residents Association Annual General Meeting**

**May 12<sup>th</sup> 2009**

### **Residents Lounge**

This meeting was lead by Hitesh Patel

Existing committee members present:

Gemma Bentley, Treasurer

Kirsty Sharrock, Secretary

Hitesh Patel

Sarita Patel

### **The floor was asked for items for discussion:**

- Problems with inaccurate EDF meters
- Gym access for Vantage Shared ownership residents
- Vantage security
- Ensuring Peveler provide value for money
- Noise problem caused by shop
- Security problem caused by shop
- Planning spending of the service charge
- South block entrance

### **Elections of new committee members**

The only remaining elected committee members (GB and KS) have been on the committee since February 2006, but expressed a wish to reduce involvement, meaning that all positions on the RA committee were open. The following people put themselves forward for election and as there was no objection from the floor were duly elected:

- Chair: Bob Nobay
- Treasurer: Ben Hutchinson
- Secretary: Charlotte Chinn

- Website and communications: Ed Glynn
- General representatives:
- Mark Rowlands (Vantage)
- Fiona Lear (East block)
- Laurie Mathars (South block)
- Sally Pymont (Vantage shared ownership)
- Patrick Gallagher (North block)
- Andrew Reynolds (west block)

Former committee members will be available to attend meetings to provide a handover and are happy to help out if needed in future. KS will continue to work with the socials committee and report back to the main RA committee.

#### **Presentation of Accounts:**

Balance as at 1 Feb 2008: £1524

Income from Subscriptions: +£30

Costs:

Website £285

General: £25

Balance as at 31 Jan 2009: £1244

#### **Issues taken from floor:**

##### **EDF meters:**

Many of the meters in the building are very old and the timers are not working correctly, meaning that residents are being over charged for their electricity. EDF have corrected this problem for some residents but have been very unhelpful for others.

**Action:** The RA should use a notice in reception and a newsletter to make residents aware of this problem so that they can check their meters. Residents will be asked to report back to the RA if EDF are uncooperative.

**Vantage Security:**

The main door into Vantage is often not properly locked, additionally non-residents can walk into the development through the shop. Gary Humphries (GH) has said a new lock will be put in place.

**Action:** RA to chase GH if new lock not installed

**Noise and security problem caused by shop:**

The gate at the back of the shop is open, meaning that people can enter MCH through the shop. In addition the shop is selling alcohol all night to people who then sit in front of the shop drinking it and causing a noise problem to residents of south block. In addition drunks are breaking into MCH via the bamboo gate behind the pub.

**Action:** RA to speak to GH about having gate to shop blocked and security improved behind pub.

It is unlikely that GH will be able to solve the noise issue, however the shop may be in breach of it's licensing conditions by allowing alcohol to be drunk so close to the premises.

BN : The lease of the shop is owned by St George, and in the past it has been possible to change the proprietors of the shop.

**Gym access for Vantage shared owners:**

Vantage shared owners were not told prior to moving in that they would not have access to the gym facilities and have subsequently been told that this access was denied after a vote by existing MCH residents.

In fact this decision was taken by St George with no consultation with residents

MCH residents had no objection to Vantage shared owners having access to the gym so long as the appropriate adjustments are made to the service charges of both Vantage Shared owners and all other MCH residents.

**Action:** RA to consult with GH as to how to get this policy changed.

**South block entrance:**

Some residents of south block are unhappy about the entrance to this block, which make it very difficult to move large items in and out of the block. GH has said last Autumn that a new door would be put in in place of the glass window.

However not all residents of the south block are prepared to loose the windows for the sake of the improved access.

**Action:** RA to clarify current situation with GH and ascertain is there is a way to improve access without damaging the windows.

**Planning of spending and service charge:**

There was concern from residents that there does not seem to be a clear plan for spending and there is little consultation with residents in advance. The outgoing committee had been promised a 5 year plan by GH several years ago, but have not to date seen one.

**Action:** RA to chase GH for spending plan and discuss greater RA involvement in spending decisions.