

Minutes of Committee Meeting

Held on 3/8/21

Attendees

Susan Jamieson, Chair / minute taker

Pamela Gidney, Treasurer

Rich Gibb

Neil Raphael

Robert Houston

Alan Dickson

Ruth Evans

Apologies

Niall Scott, IT consultant

Admin

The committee welcomed Neil to his first meeting. Neil advised that he has lived on the estate since the development was completed and therefore has a good overview of the factoring over the years.

Recent Events

The meeting was dominated by the recent correspondence which has been sent to various addresses within the estate (not all) by a new factoring company (Fior Asset and Property) advising that they have been contacted by owners within the estate to consider taking over the factoring of the estate. Susan advised that she had responded to Fior to advise that there was a process and that the committee had not been contacted by concerned residents to discuss their concerns and ascertain the position of the committee. It was noted that Myreside had, today, sent out a response to this letter.

The committee agreed to ask Myreside to a meeting next week to discuss this and all of the other remaining outstanding issues. This meeting should include Peter Goddard who has sent the letter to the residents of the estate today.

AGM

It was noted that the AGM had not occurred last year due to the pandemic and that the rules were changing and this would allow a face to face meeting to take place. Although the deeds allow for an emergency meeting to be held within 14 days at the request of 25 residents – the committee has not

been approached by owners to do so. It was therefore agreed that an AGM will be called for the start of October and a motion will be tabled for a vote on whether the owners wish a tendering process to be commenced. Therefore in order to allow time for summer holidays, proper notice and proper preparation the committee agreed that 8 weeks would be a good time period to ensure that all owners are able to have their say.

The committee will draft a letter which they will ask Myreside to deliver to all owners after the meeting next week to advise of our position and the proposal for the AGM. This letter will also ask owners for feedback on any issues that they wish to raise or questions that they may have for the committee or Myreside.

Communication

It was discussed that it has been the concern for some time that communication from Myreside has not improved, despite promises at every committee meeting over the last year. In addition, work is not being completed timeously and there are multiple jobs which have still not been undertaken despite being raised at meetings and individually on walk rounds. The feeling is that there continues to be no pro-active management from Myreside. It is unclear if checks on work are being undertaken by management as requested as issues persist with stair cleaning, guttering and fountains. However, the committee had hoped that these issues would be resolved going forward as there are positive aspects to the factoring that are an improvement on previous factors.

Debt Issue / Invoices

It was noted that despite Susan chasing for the invoices on 30th June and these being promised by Peter for the 12th and then by the end of the day on 15th Jul, these were not received by the committee until 4.10pm on Friday 16th July. Pamela attempted to contact Myreside by phone late on the afternoon of Monday 19th and again twice on Tuesday 20th to discuss various issues however Myreside issued the invoices on Tuesday afternoon without the committee response. In response to an email from Susan, Peter responded that he expected a response within 2 days – it was noted that due to the time he sent them – Monday was the earliest that the committee could respond. No-one returned Pamela's call and an email was sent on Tuesday evening. Myreside responded to this email on Thursday.

Again, there continue to be inaccuracies in invoices that the committee pick up and it is unfortunate that Myreside chose to send these out without these double checks – a process that was agreed as part of their initial tendering process.

The additional complication / issue with these invoices was the sudden apportionment of unpaid debt. The committee discussed that they were disappointed that Myreside had advised the committee at the last meeting in March that the debt was at a reasonable level and they would let us know when this position changed. The committee were not given advance notice of the plan to apportion the debt prior to the draft invoice being sent on Friday 16th July. The Committee noted that whilst Myreside have acted in line with the Title Deeds in apportioning common debt and this is not being disputed, it is disappointing that the plan had not been communicated when the development debt is a standing Agenda item and the last update from Myreside gave no indication that the apportionment of common debt to all owners was going to be an imminent outcome.

Guttering

Rich noted that the guttering issues have not been resolved.

Door Painting

We were advised that this work was due to commence on 27th July. There is no sign of any painting commencing yet and no communication from Myreside to advise otherwise.

Door Numbering

Despite this being raised at several meetings with Myreside and discussed further on Susan's walk round with Keith on Thursday 17th June there has been no progress.

Fountains

Robert advised that the fountain outside number 26/27 is not working. It was noted that if an AGM is to be called we could take the opportunity to ask residents about the fountains' future and whether they wish to spend the money continuing with the maintenance (which may have to be an external company in future), whether they would like them planted and ornamental or whether there is an option to dig them up and remove them altogether.

Gardening

It was noted by Susan that despite the walk round with Keith on 17th June there remain areas which have not been rectified. In addition Susan noted that there is a significant increase in weeds throughout the car parking areas growing from between the cobbles.

Scottish Power Meters

It was noted that the Scottish Power bill should have been paid as agreed and charged in the invoices this month and it is vital that Myreside progress the move to SSE immediately to prevent any further bills from Scottish Power.

IT

Neil advised that he could take on the IT aspects of the estate. Rich will liaise with Neil and Niall to arrange this.

Immediate Actions

Meeting to be arranged with Myreside asap

Arrangements to be made for an AGM