

Minutes



Meeting: Ruskin Court Residents Limited – Annual General Meeting
Date: Wednesday 15th December 2021 at 5.30pm
Location: St John’s Parish Church, Church Hill, Knutsford, WA16 6HD

In Attendance: Vanessa Williams
Colin & Kathleen Thompson
Steve & Val Leete
Margaret Thompson
Maureen Smith
Andrew Stenning
David Burnett
Brett Stanley – HML

Item No.	Description	Responsible Person
1.	<u>Apologies of Absence</u> John Seymour Gary Purcell Andrew Whipp Michael Frattasi	
1.	<u>Adopt the Minutes of Previous Meeting held on 5th September 2019</u> The minutes were approved without amendment.	
3.	<u>Service Charge Statement for the Period Ending 31st December 2020</u> Apartments Schedule: The expenditure for 2020 was £3,952.00 against £3,508.00 the previous year. With an income contribution of £4,786.00, this created a large surplus of £1,976.00. Estate Schedule: The expenditure for the year was £5,304.00 against £6,539.00 the previous year. With an income contribution of £5,401.00, this created a small surplus of £97.00. Retained Income: Apartments: £16,500.00 as at 31/12/2020 Estate: £5,673.00 as at 31/12/2020	
4.	<u>Appointment of Company Accountant for the Forthcoming Year</u> Morton Baxter Associates Limited was re-appointed for the coming year.	
5.	<u>Appointment of Company Directors for the Forthcoming Year</u> The current Directors are Vanessa Williams, Gary Purcell and John Seymour. All were happy to continue however Steve Leete has stepped down. One nomination was received at the meeting for David Burnett, a vote was cast with all in attendance in favour and 0 against. Mr Burnett was duly appointed.	

<p>8.</p>	<p><u>Any Other Business</u></p> <p>Points Raised by Leaseholder (Not at Meeting) Mr Frattasi asked why the maisonettes were paying the same as everyone else on the development when they don't receive the same service. BS answered this at the AGM; all leaseholders contribute towards the estate service charge and pay an equal amount, all receive the same service in terms of estate maintenance and administration. The flats however pay an additional service charge for the maintenance and upkeep of the flats and their internal common areas. Therefore, the flats actually pay more than anyone on the development for upkeep, maintenance, administration and management.</p> <p>Lighting not Working At the AGM it was advised that the lighting outside of the flats is not working, causing issues when it is dark. This includes the security light above the apartment entrance doors; the sensor seems to be failing. BS will attend in the evening with a contractor when the daylight hours are done to review the issues.</p> <p>Paving This was raised at the meeting by residents along with Mr Frattasi who also raised this point by email. BS advised that a company called Prestige Property Services had attended and re-laid the paving, as flat as possible, without any major work taking place. There is a concrete sub base below the paving and in order to get the paving to fit flush without any trip hazards, then all the paving slabs would need to be lifted and the sub base re-done. This will not prevent the issue occurring again in the future.</p> <p>The Directors had obtained a quote prior to the meeting from a Coppock Construction Limited for a total cost of £8,376.00 incl. VAT. However, this may need to be requoted by the company as material costs may have changed in the time since the quote was requested. BS will obtain two comparable quotes for the works.</p> <p>Parking Some vehicles have been parking on the grass embankment leading down to the houses. BS will get a quote on a 'No Parking' sign to be placed there. The area could be used to create more space for parking for Ruskin Court Residents.</p> <p>Bowing Wall It was brought to the attention of BS, at the meeting, that the wall supporting the car park is bowing. BS will attend site to inspect and will contact Mr Burnett on attendance.</p> <p>Rented Car Parking Bays The suggestion of increasing the rent for parking bays has been discussed many times. BS has looked into this extensively and has spoken to letting agents and estate agents around the Knutsford area but has been unable to find a recommended price on parking bays in the area. Currently PA Ross pays £2,000 for 2 bays. It was voted on at the meeting with all in favour to increase the fee to £2,500 per year. BS is to write to PA Ross to advise on the increase.</p> <p>Trees on Site Some trees on site need attention, in particular one that borders with Mere Court next door. The tree is on RC land and is overgrown and hanging very low over a car parking space. BS is to get a tree survey done and obtain quotes for the works.</p>	<p>BS</p> <p>BS</p> <p>BS</p> <p>BS</p> <p>BS</p> <p>BS</p> <p>BS</p>
	<p>There being no further business to discuss, the meeting closed at 6.49pm.</p>	