



**Powderhall Village Owners Association (PVOA)
Committee Meeting 7pm (19:00)**

Minutes January 13th, 2026

Administration

1. Attendance:

- a. **Present:** Craig Williams (Chair and Minutes), Gordon Chrumka, Kathryn Tomlinson, Jane Garrett, John Riley, Richard Ross, Roddy Martine, Sabine Goldhausen and Sarah Wilson (Charles White).
- b. **Absent:** Frans Kooy, Shaun Gaukrodger, Stuart McAllister and William Laing.

2. Previous Minutes: Accepted without amendment.

3. Annual General Meeting (AGM):

- a. **Date/Venue:** Wednesday 4th February 2026 7:00pm-9:30pm at the Taxi Club Beaverhall Road.
- b. **Agenda:** Draft now out for consultation with Committee Members and Charles White.
- c. **PVOA Office Holders:** At the AGM, Owners to confirm/nominate PVOA Officer Holders.

4. Special General Meeting (SGM):

- a. **Date/Venue:** Wednesday 11th March 7:00pm-9:30pm at the Taxi Club Beaverhall Road.
- b. **Agenda:** Draft now out for consultation with Committee Members.
- c. **Factor Offerings:** The specific offering from Factors will be posted on our public PVOA Website for Owner consideration sometime in February.

5. Next Committee Meeting: Tuesday 10th February 2026 7:00pm-8:30pm, Zoom Call.

Charles White Limited (CWL) Report

1. Internal Paintwork:

- a. **Payments to Date:** Approximately 50% of Owners have paid for the internal paintworks.
- b. **Unable to Start:** CWL cannot authorise the work until 75% of payments has been received.
- c. **Quote has Expired:** The paint contractor will no longer extend the quote at the agreed price.
- d. **Return of Monies:** As we have been well short of sufficient funds for several months, Committee voted (5 = return funds, 0 = against and 3 = abstain) to instruct CWL to return all monies to Owners.
- e. **Consultation:** This matter will be added to 2026 AGM for further Owner discussion/consultation.

2. Powderhall Bowling Green CCG Building Work:

- a. **Interaction:** CCG has not communicated with CWL or the PVOA Committee so far in 2026.
- b. **Pile Driver:** CCG noticeboard states that pile driving will occur between January to February 2026.

Note: Local Council rules allow for construction work Mon-Sat 7am-7pm and Sun 9am-6pm.

- 3. **Gas works (12 Road & 3 Rigg):** Contractor work to be undertaken in March. CWL will notify Owners.
- 4. **Trees Overgrowing 2 Rigg:** Cutting and trimming work has now been completed.
- 5. **Trees in Cannonmills Gardens:** CWL has not received any updates from Cannonmills Gardens factor Redpath Bruce regarding updates or timelines on cutting/trimming the trees overhanging onto our land.
- 6. **Shrubs Overgrowing behind the Townhouses:** We have approved quote for the work to be undertake. Also, additional preventative work regarding root removal is awaiting on a further quote from Hunters.
- 7. **Water Stain 5 Rigg:** Waiting on warmer weather (March/April) before the work can commence.
- 8. **Cold Spots in Flats:** CWL to continuing to monitor this issue over Winter 2025/2026.



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9. **Wall/Fence Damage outside 4-5 Rigg:** The Insurer of the delivery van understood to have caused the damage is refusing to pay as there is no CCTV evidence of the incident. For safety reasons, the Committee has authorised CWL to instruct repairs to be made, with Powderhall Village having to absorb the cost of those repairs.
10. **Damage Bin Doors 2 Brae:** CWL has confirmed that the doors been now repaired.
11. **Gap in Brae Fenceline:** CWL has instructed work to be undertaken when weather is warmer.
12. **Signage 1-2 Rigg:** Owners are concerned that the direction signage is not completely clear. A solution has now been agreed. CWL is now waiting for quote for the work.
13. **Abandon Items:** CWL has now had the following abandon items removed: mattress behind 2 Rigg, sofa chair in the bin store 4 Rigg and fridge in the bin store 5 Rigg.
14. **Leaves Blocking Carpark Drains:** Contractors have been asked to quote for the whole development, with the Committee likely to review this matter at the next Committee Meeting in February.
15. **Bollards:** Some Rigg and Road bollards are tilting at noticeable angles. CWL has instructed PP Build to undertake the work and re-cement where necessary. Re-cementing is dependent on warmer weather.
16. **Gritting:** Pavements in Powderhall were gritted during the recent cold weather. We are of the opinion that we currently hold sufficient supplies of grit at this time.
17. **No Parking Sign 6 Rigg:** CWL has had the sign reattached to the post.
18. **Christmas Trees Pick-Up Powderhall Road:** Council pick-up is planned for 23rd January.
19. **Water Damage Internal Stairwell 3 Rigg:** CWL is currently in discussion with the Insurer.

PVOL Report

1. **Powderhall Road Shrub Removal:** The invoice has now been received and will be paid.
2. **Scope of PVOL:** Owners should understand that PVOL is only responsible for; the funds in PVOL bank account, common grounds and parking matters. Any other matters are outside their responsibilities.
3. **Directors:** PVOL will be seeking for governance reasons to appoint new Directors in the course of 2026.
4. **Bank Charges:** PVOL is looking at reducing the monthly bank account charge of £8.50 per month.
5. **Bank Funds:** Balance will be around £30,000 after the payment of a recent invoice.

Treasurer Report

1. **Bank Funds:** Balance is around £2,890. There have been no money transactions this month.
2. **Bank Signatory Forms:** Our Treasurer will organise a meeting in the next few weeks with PVOA Committee Members to meet in person to complete the necessary updating of Bank signatory forms.

End of Minutes