



Powderhall Village Owners Association (PVOA)
Committee Meeting 7pm
Minutes February 10th 2026

Administration

1. **Attendance:** *Present;* Craig Williams (Chair and Minutes), Gordon Chrumka, Kathryn Tomlinson, John Riley, Richard Ross, Roddy Martine, and Sarah Wilson (Charles White). *Absent;* Frans Kooy, Jane Garrett, Sabine Goldhausen, Shaun Gaukrodger, Stuart McAllister and William Laing.
2. **Previous Minutes:** Accepted without amendment.

Upcoming Meetings:

1. **For All Owners**
 - a. **Annual General Meeting (AGM):** Wed 11th March 7:00pm-9:30pm at the Taxi Club Beaverhall Rd.
 - b. **Special General Meeting (SGM):** To Be Advised (probably late April).
2. **For PVOA Committee Members**
 - a. **Special General Meeting (SGM) Ballot Review:** Tue 3rd March 7:00pm-8:30pm, Zoom Call.
 - b. **PVOA March Committee Meeting:** Tue 17th March 2026 7:00pm-8:30pm, Zoom Call.

Charles White Limited (CWL) Report

1. **Internal Paintwork Refunds:** CWL has now refunded around a third of Owners. Owners can receive refunds by contacting CWL with their bank details otherwise refunds will be applied to your next quarterly bill.
2. **Powderhall Bowling Green CCG Building Work:** CWL and the PVOA Committee have had no issues or communications with CCG so far in 2026.
3. **Trees Overgrowing from Cannonmills Gardens:** The day after the Committee Meeting, Redpath Bruce did inform CWL and the Committee that they will be undertaking a Tree Survey which will consider this matter.
4. **Shrubs Overgrowing behind the Townhouses:** Continuing investigations into the full scope of work and costs.
5. **Water Stain 5 Rigg:** Repair work will be undertaken once weather conditions improve.
6. **Water Leaks Internal:**
 - a. **2 Rigg:** A problem had been reported and has now been resolved.
 - b. **3 Rigg:** A recent problem is being monitored and further inspections will occur later in February.
7. **Cold Spots in Flats:** This winter no problems have been reported that require action from CWL.
8. **Wall/Fence Damage 4-5 Rigg:** Repair work will be undertaken once weather conditions improve.
9. **Gap in Brae Fenceline:** New fence work will be undertaken once weather conditions improve.
10. **Signage 1-2 Rigg:** CWL is working with Apex Signs on options to improve the signage.
11. **Carpark Cleaning:** This work will likely occur in stages. Owners and Residents will be notified of the dates to ensure parking bays are empty to allow the work to be undertaken.
12. **Bollards Tilting:** Repair work will commence once weather conditions improve.
13. **Christmas Trees Pick-Up Powderhall Road:** Owners concerned about abandoned Christmas Trees should contact the Council for uplift.

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Email: committee@powderhallvillage.org.uk

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14. **Break in Fenceline Behind 6 Rigg:** CWL is discussing with the Council about remedial actions caused by a Council tree breaking our Powderhall fence.
15. **AGM Notice:** CWL will send to all Owners notice of the upcoming AGM with agenda.

PVOL Report

1. **Powderhall Road/Rigg T-Junction Re-Planting:** The invoice has now been paid out of PVOL funds.

Treasury Report

1. **Signatories:** Past PVOA Chair Roddy Martine has stood down as a bank account signatory and the additional bank account signatory place has been fulfilled by the Acting PVOA Chair Craig Williams.

PVOA Committee:

1. **AGM:** Meeting arranged for 11th March 2026.
2. **AGM Nomination/Election:** As per the Deeds, each PVOA Committee Member / Office Holder will need to be nominated and elected at each AGM. Craig Williams (Acting PVOA Chair) will email all current Committee Members asking them to consider how they wish to proceed i.e. seek re-election or retire. At this time Gordon Chrumka, Roddy Martine and Craig Williams have indicated that they will be seeking re-election. Owners can seek to be nominated on the night of the AGM, as always the Committee welcomes any new members.
3. **SGM Factor Offer:** All competing Factors under consideration for managing Powderhall Village have indicated that they are now ready to finalise their Offers. Therefore, Craig Williams (Acting PVOA Chair) will contact all three Factors (Charles White, Myreside and Taylor & Martin) requesting their final offers be emailed to PVOA Committee no later than Friday 6th March 12noon. Their offer information will be placed onto the PVOA website in March. The Committee expects the Special General Meeting (SGM) will occur in late April.

End of Minutes

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