



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

Minutes November 4th 2025

Attendance

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

Charles White Report

1. **Internal Paintwork:** 44% of owners have now paid in advance for the paintwork. Owners are encouraged to pay as soon as possible before the quote expires on the 30th November. The work will not be undertaken unless at least 75% of Owners have paid. If the funds become available, work should start in January 2026. The Committee is also of the opinion that if we do not act now painting costs will be significantly higher in future due to inflation, tax and wage pressures.
2. **Smoking/Vaping alarms 7 Rigg:** No false alarms have been triggered in the last month.
3. **Gas works:** Owners at 12 Road and 3 Rigg will be soon informed of costs and work start dates.
4. **Overgrown Trees 2 Rigg:** Work will go ahead with the lowest quote of £1740.
5. **Overgrown Trees 1-2 Brae:** Cannonmills Gardens factor Redpath Bruce have confirmed that they will be trimming their trees while also maintaining some privacy screening between flats.
6. **Overgrown Trees behind the Townhouses:** Waiting on a quote for the work.
7. **Overgrown bushes at Rigg T-junctions:** Work has now been completed.
8. **Tree Grounds Survey:** Is planned for 2026.
9. **Water Stain 5 Rigg:** Waiting on a response from the Loss Adjusters.
10. **Water Dripping 7 Rigg:** Has now been resolved, no further action is required.
11. **Cold Spots:** Within buildings will continued to be monitored into the 2025/2026 winter months.
12. **Wall/Fence outside 4-5 Rigg:** Witness statement is currently being reviewed by ARC Claims.
13. **Gap in Brae Fenceline:** Waiting on a quote to extend fenceline.
14. **External Window Strips Falling Off:** Repair/replacement of the fallen strips on the windows is considered to be an Owner responsibility not a Powderhall Village responsibility.

PVOL Report

1. **Overgrown bushes at Rigg T-junctions Costs:** PVOL has agreed to cover all costs related to removal and replanting work undertaken for preventative health & safety reasons.
2. **Last Year (ending 31st Aug 2025) Accounts:** Are being prepared to go to the Accountants.



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Treasurer Report

1. **Account Monies:** Account balances remain unchanged, with no movement of monies.
2. **End of Year Accounts:** Will be issued to Owners at the next AGM.
3. **Bank Account Type:** The Committee has approved a RBS suggestion to change our account to a more suitable flexible Community Account which is in suitable for our ongoing needs.

Factor Tendering

1. **Petition Signatures:** 110 signatures were obtained calling for a Factor Vote SGM.
2. **Petition Validation:** A concern was raised to the Committee that some signatures collected may have been from tenants. This is now being validated.
3. **Issuing SGM Ballot/Proxy Forms:** The Committee has asked Charles White to consider whether or not Charles White would be prepared to issue Owners with Ballot / Proxy Forms for the SGM. The Committee is now awaiting Charles White response.
4. **Special General Meeting (SGM):** The date and the format of the SGM will be communicated to owners once (point 2) the petition has been validated and (point 3) when we understand what documents/forms Charles White is prepared to send out to Owners. This will be discussed further at the next Committee meeting in December.
5. **Factor Proposals:** Each factor (Charles White, Myreside and Taylor & Martin) will be invited to supply their latest proposals to the Owners with that information being hosted on the PVOA website. Owners will be notified once that information has been upload.

Administration

1. **Previous Minutes:** Accepted
2. **Next Committee Meeting:** 2nd December 2025 7pm Zoom Call
3. **Annual General Meeting:** Tentatively around 13th or 14th January 2026.

End of Minutes