



**Powderhall Village Owners Association (PVOA)
Committee Meeting 7pm Zoom Call
Minutes March 17th 2026**

PVOA Administration

1. **Attendance:** Present; Craig Williams (Chair and Minutes), Gordon Chromka, Frans Kooy, Jane Garrett, Roddy Martine, Sabine Goldhausen and Sarah Wilson (Charles White). Absent; Kathryn Tomlinson and William Laing.
2. **Previous Minutes:** Accepted without amendment.
3. **Annual General Meeting (AGM):** The Committee and Charles White thanks Owners representing 47 properties for their attendance and cordial discussions.
4. **Next Committee Meeting:** Zoom Call, 28th April 2026 7:00pm-8:30pm.
5. **Powderhall Vehicle Owners Limited (PVOL) Report:** No updates to report.
6. **PVOA Treasurer Report:** No updates to report.

Charles White Limited (CWL) Report

1. **Hughes Close Overgrowing Trees:** The neighbouring factor (Redpath Bruce) received the tree survey with costs and is waiting on the approval from the Hughes Close Resident Association.
2. **Hatters Lane Overgrowing Trees/Shrubs impacting.** Hunters has supplied a quote. CWL will liaise with the neighbouring factor (Taylor & Martin) to ask Hatters Lane cars spaces to be vacated to allow work to proceed.
3. **CCG Powderhall Building Work (Old Bowling Green):** No boundary issues have been reported.
4. **Water Stain Outside Wall 5 Rigg:** Cleaning scheduled for 26th May.
5. **Water Leak Outside Wall 2 Brae:** Now resolved after the Owner had plumber attend and make repairs.
6. **Water Leak Outside Wall 7 Rigg:** Inspection of two flats by plumbers could not find the source of the leak. Our Development Inspector is awaiting further access to other flats to find the source of the leak.
7. **Water Damage Internal Stairwell 3 Rigg:** Repair work is planned for April.
8. **Water Tank Testing:** The scheduled inspection found no issues to reported.
9. **Damaged Wall 4-5 Rigg:** Repair work on the wall has now been completed.
10. **Gap in the Fence 2 Brae:** Fence has now been extended.
11. **Gap in the Fence 6 Rigg:** Caused by a growing Council tree. Still chasing a Council response
12. **Roadway Signage 1-2 Rigg:** Completed by fitting three signs. Owner feedback has been positive.
13. **Roadway Bollard Repairs:** Repair work has now been completed.
14. **Carpark Cleaning of Drains:** One quote has been received, awaiting two more quotes.
15. **Building materials occupying Car Hire/Townhouse carpark:** Informed it is for fencing work at a Townhouse.
16. **Abandoned Items:** 3 Bin Stores are been cleared of abandoned items (assumed left by tenants leaving).
17. **Painting Plan from Owners at 1 Brae:** Email received and will be shared it with the rest of the Committee.
18. **Non Owner/Non Resident Brae Parking:** Cars without a permit will be ticketed.
19. **Replacing Window Trimming Falling Off:** CWL will provide Owners with repair services contact details.
20. **Bump in Roadway Above Underground Carpark:** Concern noted at the AGM and will be monitored.
21. **Brae Flat Door Damage Insurance Claim:** Work has now been authorised, Owner will be contacted.

Issued 26/03/2026

Email: committee@powderhallvillage.org.uk

Website: <http://www.powderhallvillage.org.uk/>

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2026 Factor Tender Vote Special General Meeting (SGM):

Committee Member Tasks

1. **Venue:** Has been booked.
2. **Ballot Forms:** Draft Ballot Forms will be sent to Committee Members for feedback.
3. **Cover Letter:** Draft Cover Letter will be sent to Committee Members for feedback.
4. **Website:** Proposals will be put onto PVOA website shortly, thanks to Gordon Chrumka.
5. **Mailout for Printing:** Targeting Monday 30th March.
6. **SGM Duties:** Committee members will perform oversight, registration and counting duties.

Information for Owners

1. **Date/Venue:** 22nd April 2026 7:00pm-9:30pm Taxi Club, 12 Beaverhall Rd, Edinburgh EH7 4JE.
2. **Proposals on Website:** Should be on the PVOA website <http://www.powderhallvillage.org.uk/> soon.
3. **Ballot Mailout:** In early April will be sent to Owners to their preferred correspondence address.
4. **Absentee Voting:** Will be possible for those who can not attend. Advice will be sent with Ballot papers.
5. **Agenda:**
 - 7:00pm Welcome.
 - 7:10pm Final Proposal with Q&A (20 minutes) from Charles White.
 - 7:35pm Final Proposal with Q&A (20 minutes) from Myreside.
 - 8:00pm Final Proposal with Q&A (20 minutes) from Taylor & Martin.
 - 8:30pm Deadline for physical ballots to have been received.
 - 8:31pm Commence quorum checking (based on ballots) and vote counting.

End of Minutes

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