

**UP 3259 CAPITAL HILL APARTMENTS  
EXECUTIVE COMMITTEE MEETING No 64  
2<sup>nd</sup> March, 2015**

**Minutes**

**Venue:** Monday, 2<sup>nd</sup> March, 2015, at 6.00 p.m. Apartment 115/21

**Present:** David Campbell (DC), Chairman, 205/19; Peter Ford (PF), Treasurer; 115/21;  
Rob Northover (RN), 201/17;

**Apologies:** Horace Saducas (HS), 118/23; Terry Gassner (TG), 12/19

1. **WHS Moment.** No incidents or risks have arisen in the past month. Fire alarms were routinely tested on 12 February. Pest controls – see 7.g below.
2. **Treasurer's Report.** PF presented his report. Funds on hand total \$437,324.90, consisting of Administrative Fund \$70,441.98 and Sinking Fund \$366,882.92. Of continuing concern are the debtors, who amount to \$1982.16, a combination of damages (7.h below) and unpaid levies (the latter in the hands of ACAT for recovery). In addition monies are owed by Telstra (7.o below). It is manifestly unfair that Owners have to bear these costs. On the other hand, as a reflection of good financial management, *pro rata* expenditure in the year to date is running at 87% of budget.
3. **Landscape Report.** No report this month because of TG's absence..
4. **Insurance Update.** DC briefed the Committee on developments over the past month. In essence, progress remains painfully slow with correspondence between the parties confined to clarification of detail. Further advice from CGU is expected this week.  
**Action: DC**
5. **Correspondence.** Correspondence has included the usual run of communication over CGU insurance, debt collection, billings, and reminding certain owners/residents about various provisions in our Rules, such as bicycles and pets.
6. **Web Site.** News items posted during the month have covered window cleaning, pest control and power/lighting in storage cages. The Community Notice Board continues to be given good reception. The Apartment Manual has been amended with more detail about cleaning Caesarstone bench tops.
7. **Business Arising from Previous Minutes**
  - a. Rain Water Heads. Nothing to report in HS's absence.
  - b. Technical Drawings. Ditto.
  - c. Lift Notices. These have been regularly cycled over the month. The current notice reminds residents of the common-sense need to cut up or crush cardboard cartons before putting them in the green bins. Sadly, some residents stand in constant reminder of this necessity.

- d. CCTV and Security System. A response has been received from Area Protection Systems but this raised more questions than it answered. A briefing from John Hoge to the Committee will be arranged for the April meeting. **Action: DC, HS**
- e. Visitor Parking. Monitoring of abuses continues. Infringement notices are routinely issued. **Action: HS**
- f. Solar Power. DC reported that ActewAGL, together with Horizon Solar, failed to attend a site meeting to review their proposal for solar arrays. ActewAGL has likewise failed to submit a new pricing offer to renew our current electricity contract. **Action: HS**
- g. Pest Control. Competitive tenders were called and a quarterly contract awarded to Rentokil for laying bait stations in the basement and along the rear fence line. Residents have been advised that the initial treatment will begin on 9 March. The baits are not attractive to cats and dogs but pet owners should take precautions anyway.
- h. Unruly Behaviour. Mr Hammond, 30/23, has still to pay for the graffiti damage of October last year. He has been billed repeatedly. **Action: MA**
- i. Skirting Boards. The experiment in 12/19 with SealMasters appears to be successful, with measured moisture levels in the skirting boards, including after recent heavy rains, consistently well within building standard tolerances.
- j. Courtyard 28/23. Further efforts are being made to extend the garden drains. If this is not successful in keeping water off the terrace, then the problem will have to be regarded as being a design and/or construction fault and thus beyond the remit of the Owners Corporation to make good. The owners have been informed accordingly but have responded with thoughts about drought resistant plants such as yuccas and ground cover which need little water. The Committee, without prejudice, will look into this; it has already proved to be an expensive exercise. The Committee noted that the problem should have been taken up with Becton and CGU some years ago by the previous owners. **Action: TG**
- k. Hot Water Fluctuations, Building 21. Pressures and temperatures have been confirmed as complying with specifications. The reported problems are therefore considered to lie within the apartments themselves.
- l. Garage Roller Door. Replacement springs, ordered in January from Capital Doorworks, have still not been delivered. **Action: MA**
- m. Front Terrace Glass Doors. ACT Glass has measured the doors in 7/17 and 204/19 but has yet to replace the glass. **Action: MA**
- n. Bicycle Damage, 10/19. The MA has written to the Agent managing 10/19 drawing attention to the Rule about bicycles in corridors and stairs.
- o. Telstra Complaint. A Telstra technician damaged lift # 23 on 17 January. This was repaired by Schindler at a cost of \$797.50 and a claim for reimbursement lodged with Telstra on 5 February. Telstra promised action within five business days but so far nothing has been heard. It's time to complain about the complaint. **Action: MA**

## 8. New Business

- a. Floor Replacement. DC reported that an owner is currently in the process of replacing the original wooden floor with ceramic tiles and is experiencing the bureaucratic legal problem arising from Rule 6.3, namely:

“You must keep the floors in your unit covered or treated to stop the transmission of noise that might unreasonably disturb another owner or occupier. Changes to floor finishes being installed by owners are required to be designed by an accredited acoustic consultant prior to installation, and following installation, certification of the installation is to be provided to the Owners Corporation.”

This is an onerous obligation but an essential one if the integrity of the building standard is to be maintained and litigation with aggrieved neighbours avoided downstream. The acoustic insulation standard for Capital Hill Apartments is a Weighted Sound Reduction Index (Rw) of not less than 45 decibels. A reminder will be sent to Owners. **Action: DC, MA**

- b. Power, Lighting in Cages. DC reported that many residents have commented on the desirability of having their own electric power and/or lighting in their storage cages. A plan has been devised with Wayne Taylor to tap into owners' air-conditioning power supply. Details may be found in the News on the web site. The item will be amended to clarify the estimated costs. **Action: DC**
- c. Request for Pet, 23/21. Out-of-session concurrence to a cat in 23/21 was given on 4 February.
- d. Barking Dog, 8/17. The MA has written to the owner. The Committee's concurrence for a pets is conditional upon the animal's continuing good behaviour. Barking to the annoyance of other residents can lead to the withdrawal of concurrence.
- e. Police Enquiry. Woden Police have been unable to explain the extraordinary police presence on site on the evening of 5 February.

## 9. Next Meeting

Tuesday, 7<sup>th</sup> April, 2015, at 6.00 pm, in 201/17

David Campbell

Chairman

3<sup>rd</sup> March, 1015