

# Referat af beboermøde d. 28. januar 2025 kl. 19:00 i Caféen

## Dagsorden

1. Referent: Nikos
2. Ordstyrer: Nicky
3. Godkendelse af dagsorden: Godkendt
4. Godkendelse af referat fra beboermøde d. 10. september 2024: Godkendt
5. Punkter fra Beboerrådet:
  - Opdatering fra det seneste bestyrelsesmøde:
    - Problemer med rotter
    - Ny aftale om snerydning
    - Meget godt samarbejde med de nye inspektører
    - Balkoner skal renoveres på grund af deres dårlige stand. Bestyrelsen ser på løsninger, men det er stadig under diskussion.
    - Fra KKIK: Flere mennesker er flyttet ind, hvilket har forbedret økonomien. Ventelisten er ikke så lang.
    - Niels' opdatering:
      1. Sort maling vil blive færdiggjort i foråret.
      2. De reparerer huller i vejen.
      3. Tag, der er blevet skiftet, og tag, der skal skiftes.
      4. De har kigget på fugtproblemet.
    - Fra Anja: Kollegiet vil blive revet ned og solgt til et firma, der skal bygge nye huse. Det er en meget lang proces og vil sandsynligvis tage mere end 10 år. De ser på omkostningerne ved at sælge kollegiet.
    - Controller fra KKIK: Vi har en sund økonomisk rapport.
  - Emner fra beboerrådsmedlemmer: Præsentation af beboerbudgettet.
  - Klagesager: KKIK ønsker, at beboermødet oplyser navnet på den person, der klager, til den person, der klages over, men beboerrådet forsøger at finde en løsning på dette, da beboerrådet ikke er enig i dette.
  - Fugt: Nikolaj vil svare på dette senere i mødet.
  - Debat om fælleshaver: Beboerrådet er i diskussion med inspektørerne om ansvaret. Bestyrelsen har oplyst, at det ifølge husordenen er beboernes ansvar at passe haverne. Der ser på en løsning for muligvis at justere husordenen vedrørende dette problem. I tilfælde hvor beboere ikke er enige om, hvem der skal passe haven, kan de bede om hjælp fra inspektørerne.
  - Ventilation af lejlighederne: Alle lejligheder er blevet testet for at sikre, at ventilationen virker, før folk flytter ind. Nikolaj vil give mere information senere i mødet.
  - Skaderapport: Kontakt direkte ejendomskontoret på deres mail for problemer.
  - Budgetforberedelse:
    - Nye vaskemaskiner: Der er en aftale på plads med det nuværende firma i de næste to år, så der vil være en ny løsning/aftale efter det. Indtil da, hvis der er problemer, skal beboerne kontakte inspektørerne.

- Maling af parkeringslinjer: Det vil blive udskudt, indtil vejen er renoveret, da det giver mere økonomisk mening at male dem efter vejen er renoveret.
  - Lydisolering af fitnessrummet: Der ser på det. Inspektøren ser på det og tager tilbud fra firmaer for at finde ud af, hvad den bedste løsning er. Under mødet er der blevet foreslået mange ideer af beboerne vedrørende støjproblemet. Beboerne har fået følgende to muligheder at stemme om:
    1. Mulighed A: Afstemning om åbningstider.
    2. Mulighed B: Se på andre muligheder, der er blevet nævnt under mødet.
    3. Mulighed B er blevet stemt igennem af beboerne.
    4. Beboerne diskuterede, hvad de alternative løsninger vedrørende støjproblemet kunne være. Det blev enige om, at fitnessudvalget vil diskutere løsningerne med inspektøren. Beboerne vil kunne sende ideer til fitnessudvalget. Tidsbegrænsningen kan være en del af løsningen.
  - Renovering af studierummet: Der er en igangværende plan for en let renovering, men der er ikke budgettet endnu.
- Beboermidlerkonto: Nicky har præsenteret den nuværende status for beboermidlerne. Reserverede penge fra det forrige møde er ikke blevet brugt endnu.
  - Det er blevet rejst som et problem, at det ikke er nemt at købe ting som beboer med egne penge og derefter få pengene tilbage fra KKIK, da ikke alle frivillige fra udvalgene har råd til det. Nikolaj har foreslået at købe ting gennem ham (inspektøren) for at løse dette problem, og han vil kontakte KKIK for pengene. Nicky forklarede, at denne løsning ikke kan virke lige nu, da det skal godkendes af bestyrelsen først. Det kan tages med til næste bestyrelsesmøde til godkendelse.
    - 40.590 DKK er reserveret indtil videre.
    - 4.000 DKK er stadig tilgængelige til at blive reserveret.
- Forslag om at ændre fitnesscenterets lukketid fra 22.00 til 20.00: Det blev diskuteret tidligere i lydisolering.
- Beboerrådvalg til næste beboermøde:
  - Nicky forklarede, hvordan beboerrådet fungerer og hvilke ansvar det har.
  - Nicky informerede beboerne om, at han trækker sig som formand og ikke vil stille op til formandsposten ved næste møde, hvor der vil være valg. Han informerede også om, at han ikke vil stille op til bestyrelsen ved næste valgmøde.
  - Glenn meddelte, at han forlader beboerrådet for at hjælpe værkstedsudvalget. Han vil fra nu af være en del af værkstedsudvalget.
  - Da Glenn forlader beboerrådet fra i dag, vil beboerrådet bestå af 4 medlemmer. Der vil være behov for at vælge nye beboerrådsmedlemmer til næste beboermøde.

- Glenn har foreslået en undtagelse for de næste tre måneder, der vil tillade Glenn at være en del af både værkstedsudvalget og beboerrådet for at opnå et ulige antal medlemmer. Dette vil kun være en midlertidig løsning indtil næste beboermøde. Beboerne har stemt for dette. Så Glenn vil være en del af beboerrådet og værkstedsudvalget indtil næste beboermøde (cirka de næste tre måneder).

6. Punkter fra udvalgene:

- Cafeudvalget
  - De vil mødes med Nikolaj og diskutere planer.
  - De har bedt om at beholde de reservede penge indtil næste beboermøde.
- Centerudvalget
  - De vil mødes med Nikolaj og diskutere planer.
- Fitnessudvalget
  - De vil mødes med Nikolaj og diskutere planer.
  - De har 10.000 DKK reserveret. 5.000 DKK vil blive flyttet til værkstedsudvalget, så det nye reservede beløb for fitnessudvalget vil være 5.000 DKK.
- Værkstedudvalget
  - De har bedt om et ekstra budget.
  - Der er flyttet 5.000 DKK fra fitnessudvalget til værkstedsudvalget. Det nye reservede beløb udgør nu 10.716 DKK.

7. Punkter fra Inspektøren

- Fugtproblemer: Det blev diskuteret i forbindelse med ventilation og tag.
- Vaskemaskiner: Der var et firma, der kontrollerede maskinerne, og de er alle i god stand. Der vil ikke blive købt nye vaskemaskiner lige nu.
- Affaldssortering: Problemer med, at folk ikke sorterer affald korrekt. På grund af forkert affaldssortering ender vi med at betale mere for affaldshåndtering.
- Balkonsituation: Nogle balkoner er i dårlig stand. En ekspert har inspiceret to balkoner, og der er problemer med betonen. Planen er at få alle balkoner professionelt inspiceret.
- Ventilation: Ventilationen er ikke blevet rengjort i årevis, og motorerne fungerer ikke ordentligt. Den dårlige stand af ventilationen bidrager også til dannelse af fugt. Dette problem hænger sammen med fugtproblemerne. To bygninger er blevet kontrolleret, og begge var i dårlig stand. Ventilationen i disse to bygninger vil blive fikset. Planen er derefter at fikse ventilationen i yderligere 7 bygninger.
- Brandalarmer: Brandvæsenet har anmodet om, at vi har brug for brandalarmer. Nikolaj har allerede bestilt dem.
- Rotteproblem: Nikolaj har sat fælder op, kontaktet kommunen vedrørende problemet og repareret huller i bygninger for at holde rotterne ude.
- Haver: Der er et firma, der ser på en plan for haverne. Den vil blive præsenteret for bestyrelsen i april.
- Kollegiets fremtid: Der er ikke budget til at genopbygge hele kollegiet. Der er et firma (Bolig..), der har foreslået at investere, men for at gøre det skal de være sikre på, at kollegiet vil være på plads i længere tid.

- Studierum: Det er i dårlig stand. Nye vinduer er allerede bestilt. Nikolaj ser på flere måder at forbedre studierummet på.
  - Tag: Tagene er i dårlig stand. Der er et igangværende projekt til at skifte tag.
  - Skaderapport på hjemmesiden: Det fungerede ikke på den nye hjemmeside. Nu er systemet blevet ændret, og beboere kan direkte kontakte ejendomskontoret.
  - Kommentar vedrørende det seneste Facebook-opslag om PCB: Beboeren, der lavede opslaget, kontaktede KKIK vedrørende dette. Hun sagde til KKIK, at hun ikke er beboer. Derefter kontaktede hun Nikolaj og indrømmede igen, at hun ikke bor her. Nikolaj har testresultater fra PCB-tests, og vi har ikke dette problem på kollegiet.
8. Andet:
9. Dato for næste beboermøde: **Det vil blive diskuteret mellem beboerrådet og vil blive annonceret til beboerne. Det næste beboermøde vil være i april.**

## **Summary of the resident meeting 28. January 2025 at 19:00 in the Cafe.**

### **Agenda**

1. Minute taker: Nikos
2. Moderator: Nicky
3. Approval of the agenda: Approved
4. Approval of the record from the resident meeting on **10. September 2024**: Approved

5. Items from the resident council:

○ Summary and update from the latest board meeting:

- Problem with rats
- New agreement for snow removal
- Very good cooperation with the new inspectors
- Balconies have to be renovated due to their bad condition. The board is looking into solutions but it still under discussion within the board.
- From KKIK: more people have moved in so better economy. The waiting list is not that long.
  1. Niels update: regarding the black paint will be finalized during spring
    - a. They are fixing wholes on the road
    - b. Roofs that have been changed and will be changed
    - c. They have been looking into the mold issue.
  2. From Anja: the collegium will taken down and be sold to a company to build new houses. It is a very long process and probably will take more than 10 years. They are looking into the cost of selling the dorm.
  3. Controller from KKIK: we have a healthy financial report
  4. Topics from residence council members: presentation of the residence budget
    - a. Complaint cases: KKIK wants the residence meeting to provide the name of the person who complaints to the person that complaints about but the residence council is trying to find a solution on that as the residence council does not agree with that.
    - b. Mold: Nikolaj will answer on that later in the meeting
    - c. Debate about the common gardens: residence council is into discussion with the inspectors about the responsibilities. Board has stated that according to the house rules, it is the responsibility of the residence to take care of the gardens. We are looking into a solution to maybe adjust the house rules regarding this issue. In cases where residence do not agree who to take care of the garden, they can ask for help from the inspectors.
    - d. Ventilation of the apartments: all apartments have been tested that have a working ventilation before people moving in. Nikolaj will provide more information later in the meeting.
    - e. Damage report: contact directly the property office for issues.

○ Budget pre-meeting:

- New washing machines: agreement in place for the next two years with the current company so there will be a new solution/agreement after that. Until then, if there are any issues the residence should contact the inspectors.

- Painting parking lines: They will be postponed until the renovation of the road as it makes more financial sense to paint them after the road has been renovated.
- Soundproofing the fitness room: We are looking into that. The inspector is looking into it and taking offers from companies in order to figure out what is the best solution. During the meeting many ideas have been suggested by the residence regarding the noise issue. The residence have been given the following two options to vote for:
  1. Option A: vote regarding the opening hours.
  2. Option B: Look into other options that have been mentioned during the meeting.
  3. Option B has been voted by the residence.
  4. The residence discussed what the alternative solutions regarding the noise issue could be. It was agreed that the gym committee will discuss the solutions with the inspector. Residence will be able to send ideas to the gym committee. The time limitation can be part of the solution.
- Renovating the study room: There is an ongoing plan for a light renovation but we do not have the budget yet.
- Resident funds account: Nicky has presented the current status of the residence funds. Reserved money from the previous meeting have not been used yet.
  - It has been raised as an issue that it is not easy to buy things as residence with our own money and then take the money back from KKIK as not all volunteers from the committees can afford that. Nikolaj has suggested to buy things through him (the inspector) in order to solve this issue and he will contact KKIK for the money. Nicky explained that this solution can not work right now as it has to be approved from the Board first. We can bring that to the next Board meeting for approval.
  - 40590DKK reserved so far.
  - 4000DKK still available to be reserved.
- Proposal to change fitness center's closing time from 22.00 to 20.00: It was discussed earlier on the soundproofing discussion.
- Residents' council elections at the next residents' meeting: Nicky explained how the residence council works and the responsibilities.
  - Nicky informed the residence that he will step down from chairman and he will not run for chairman on the next meeting when the next voting will take place. He also informed that he won't run for the Board in the next voting meeting.
  - Glenn announced that he will leave the residence council in order to help the workshop committee. He will be part of the workshop committee from now on.
  - Since Glenn is leaving from today, the residence council will remain with 4 members. New residence council members will be needed to be voted in, in the next residence meeting.

- Glenn has suggested to have an exception for the next three months which will allow Glenn to be part of the workshop committee and the residence council in order to be an odd number. This will be only a temporary solution until the next residence meeting. The residents have voted in favour of that. So Glenn will be part of the residence meeting and the workshop committee until the next residence meeting (approximately the next three months).

6. Items from the committees:

○ Workshop committee

- They have asked for an additional budget.

- An additional 5000DKK has been moved from the fitness committee to the workshop committee. The new reserved amount sums up to 10716DKK.

○ Cafe committee

- They will meet with Nikolaj and discuss plans for the cafe.

- They have asked to keep the reserved money until the next residence meeting.

○ Centre committee

- They will meet with Nikolaj and discuss plans for the center.

○ Fitness committee

- They will meet with Nikolaj and discuss plans for the gym.

- They have 10000DKK reserved. 5000DKK will be moved to the workshop committee, so the new reserved amount for the gym committee will be 5000DKK.

7. Items from the inspector:

- Mold issues: It was discussed in connection to ventilation and roofs below.
- Washing machines: there was a company that checked the machines and they're all in good condition. We will not buy new washing machines right now.
- Waste sorting: Problems with people not sorting waste properly. Due to the improper waste sorting, we end up paying more on waste collection.
- Balcony situation: some balconies are in a bad situation. An expert has inspected two balconies and there are issues with concrete. The plan is to professionally inspect all balconies.
- Ventilation: Ventilations have not been cleaned for years, and the motors are not working properly. The bad condition of the ventilation also contributes to the creation of mold. This issue is connected to mold as well. Two buildings have been checked and they were both in bad condition. The ventilation on these two buildings will be fixed. The plan afterwards is to fix the ventilation on 7 more buildings.
- Fire alarms: the fire department has requested that we need fire alarms. Nikolaj has already ordered them.
- Rats issue: Nikolaj has set up traps, contacted the municipality regarding the issue, fixed holes on buildings for rats to stay out.
- Gardens: there is a company that is looking into a plan for the gardens. It will be presented to the Board in April.

- Future of the collegium: there is no budget for re-constructed the whole collegium. There is a company (Bolig...) that has proposed to invest but in order to do that they need to be sure that the collegium will be in place for longer time.
  - Study room: it is in a bad condition. New windows have already been ordered. Nikolaj is looking for more ways to improve the study room.
  - Roofs: Roofs are in bad condition. Ongoing project to change roofs.
  - Damage report on the website: it did not work on the new website. Now the system has been changed and residents can directly contact the property office.
  - Comment regarding the recent facebook post about pcb: The resident who did the post contacted KKIK regarding this. She said KKIK that she is not a resident. Then she contacted Nikolaj and she admitted again that she does not live here. Nikolaj has test results from pcb tests and we do not have this issue in the collegium.
8. Other items:
9. Time and date for next resident meeting: **It will be discussed between the residence council and will be announced to the residence. The next residence meeting will be in April.**

### **Tilstedeværende beboere/Residents present:**

- Bozhi, 80
- Pia og Ruben, 48
- Blanka og Kristian, 44
- Glenn, 201
- Michael, 74
- Abdi, 87

- Nikos, 187
- Gordon, 127
- Alexandra, 49
- Sigridur Lena, 248
- Akash, 155-4
- Sharan Yalka, 155-6
- Aklil, 153-5
- Dev, 153-4
- Martina, 80