

Ejerforeningen Henrik Steffens Vej 3-5-7 1866 Frederiksberg C

Referat ordinær generalforsamling,
tirsdag d. 12. marts 2024 kl. 19.30

Generalforsamlingen afholdtes i "De Studerendes Cafe", Landbohøjskolen:
Dyrlægevej 7, 1870 Frederiksberg C

Dagsorden

1. Valg af dirigent og referent.

- Dirigent:/ Astrid, 5.4.th
- Referent / Anders, 5, 3.th

2. Bestyrelsens beretning for det senest forløbne år

- Året har på mange måder været præget af det store altanprojekt, der led af konkurs hos leverandør, men dog nåede i mål i det tidlige efterår. Projektet er stort færdiggjort med et enkelt udestående omkring genoprettelse af græsplænen, der lider af traktose. Bestyrelsen er i dialog med leverandør om løsning.
- Derudover er der aktuelt en række mindre, men dog vigtige, vedligeholdelsesopgaver, som bestyrelsen af meget optaget af. Det er f.eks. vinduerne i taget i hele bygningen, der er utætte. Det er taget v. 7 lider formentlig af konstruktionsfejl, hvilket bestyrelsen selvsagt har fokus på
- Der er sket en række vedligehold i løbet af året. Det er f.eks. gelændere ved skralderum, der er fikset og nye brandalarmer opsat. En vandskade i #5 2.th. er blevet håndteret.
- Der er også nye tilflyttere i # 5, 2.th, 2.tv og #7, 1.tv. Velkommen til foreningen.
- På længere sigt er bestyrelsen mest optaget af de større vedligeholdelsesarbejder. Det mest prioriterede er, at alle kold- og varmvandsrør i foreningen skal udskiftes. Næste fase skal erstatte vandrette rør i kælderen. Det forventes at gennemføres i 24/25

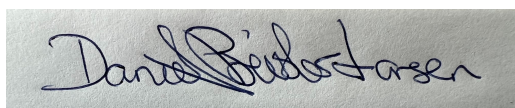
3. Forelæggelse af årsregnskab med revisors påtegning til godkendelse.

- Dirk/kasserer fremlagde årsregnskabet, der i store træk fulgte budgettet.
- Spørgsmål fra generalforsamlingen
 - Yderligere omkostninger til altanprojekter: Hovedårsag til ca. 15% yderligere omkostning er inflation re. materiale-priser
 - Manglende færdiggørelse af græsplænen. Der er forhandling i gang med Altan.dk, men endnu ikke enighed om løsning og ansvarsfordeling. Forventet afklaring inden sommer
- Årsregnskab blev enstemmigt godkendt

4. Forelæggelse af vedligeholdelsesplan for ejendommen til godkendelse.

- Bestyrelsen fremlagde hovedtræk i en langsigtet vedligeholdelsesplan for foreningen, der senest i 2025 følges af en mere nuanceret og kvalificeret vurdering af byggesagkyndig. Men da flere arbejder kalder på umiddelbar igangsættelse, ønskede bestyrelsen generalforsamlingens godkendelse af at videreføre arbejdet. Og dermed også godkendelse af en forventet extrabetaling på ca. 12.000 per lejlighed (et one-time fee) i 2024.
- Der var et alternativt forslag til forslag til finansiering: Foreningen holder for en i en første fase, og bruger ca. 500K, inden brugerbetaling kommer på tale.
- Efter afstemning (simpelt flertal) var der Enighed om at støtte bestyrelsens forslag om extra 12.000 per lejlighed for et one-time fee i 2024.
- Bestyrelsen kommer med praktisk plan for betaling.

5. **Forlæggelse af opdaterede husorden og altanregler til godkendelse samt genopfriskning af foreningens generelle spilleregler og brug af fællesarealer**
 - Forslag var ikke blevet klar til generalforsamlingen. Der vil blive indkaldt til en ekstraordinær generalforsamling for at vedtage ny husorden med altanregler
 - Påmindelse om at huske at melde større ombygninger til bestyrelsen
6. **Forslag efter Vedtægternes § 10.**
 - Våde kælderrum i #3 og #7: Enighed om at problemet indgår i den samlede vedligeholdelsesplan
 - Hoveddøre: Enighed om at vedligeholdelse af hoveddøre indgår i vedligeholdelsesplan, med prioritering af #3 i 2024
7. **Forelæggelse af budget til godkendelse.**
 - Enighed om budgetforslag inkl. justeringer re. Punkt 4 / Vedligeholdelsesplan
8. **Valg af formand for bestyrelsen i lige år.**
 - Daniel er enstemmigt valgt for formand
9. **Valg af andre medlemmer til bestyrelsen.**
 - Stig, #3, 4.tv og Dirk, #4.4.th og Anders, #5, 3.th genopstiller. Enstemmigt valgt
 - Thomas, #5, 4.th opstiller til bestyrelsen og er samtidig valgt til kommende kasserer
10. **Valg af eventuelle suppleanter til bestyrelsen.**
 - Anja, #7, 2.th
11. **Valg af revisor.**
 - Michael, 5, 3.tv vælges som revisor
 - Bogdan, 7, 4.tv vælges som revisor
12. **Eventuelt.**
 - Spørgsmål til baggrund for øget omkostning ved altan-projekt:
 - Projektets pris er baseret på et index, der i projektperioden er sket en relativ markant pris-udvikling baseret på Inflation og prisstigninger. Det har resulteret i en prisstigning på ca 15%



Formand



Dirigent

HSV bestyrelsen sammensætning efter generalforsamling marts 2024

Formand

- Daniel Preisler Larsen #5, st.tv (valgt 2024)

Kasserer

- Thomas Friis-Hasché , #5, 4.th (valgt 2024)

Medlemmer

- Thomas Ørnstrup Bergman, #3, 3th (valgt 2023)
- Stig Præstekjær Cramer, #3, 4.tv (valgt 2024)
- Dirk Schneider, #3, 4.th (valgt 2024)
- Anders Monrad Rendtorff, #5, 3.th (valgt 2024)
- Nikolaj Høeg Andersen, #7, 2.tv (valgt 2023)

Suppleant

- Anja Breum, #7, 2.th

**Owners' association Henrik Steffens Vej 3-5-7
1866 Frederiksberg C**

*Minutes of the annual general meeting,
Tuesday 12 March 2024 at 19.30*

The general meeting was held in "De Studerendes Cafe", Landbohøjskolen:
Dyrlægevej 7, 1870 Frederiksberg C

1. Election of chairman and secretary.

- Chairperson:/ Astrid, #5.4.th
- Secretary / Anders, #5, 3.th

2. The board's report for the past year

- The year has in many ways been characterized by the large balcony project, which suffered from the bankruptcy of the supplier, but was completed in the early autumn. The project is largely finalized with a single outstanding issue concerning the restoration of the lawn, which suffers from trachoma. The board is in dialogue with the supplier about a solution.
- In addition, there are currently several smaller, but nevertheless important, maintenance tasks that the board is very concerned about. For example, the windows in the roof throughout the building are leaking. It is the roof on the 7th floor that probably suffers from construction defects, which the board is obviously focusing on.
- Several maintenance actions has been carried out during the year. For example, the handrails at the rubbish room have been fixed and new fire alarms installed. A water damage in #5 2.th. has been dealt with.
- There are also new residents in #5, 2nd th., 2nd TV and #7, 1st TV. Welcome to the association.
- In the longer term, the board is most concerned with the major maintenance work. The most prioritized is the replacement of all cold and hot water pipes in the association. The next phase is to replace horizontal pipes in the basement. This is expected to be completed in 24/25.

3. Presentation of annual accounts with auditor's report for approval.

- Dirk/treasurer presented the annual accounts, which largely followed the budget.

Questions from the general meeting

- Additional costs for balcony projects: Main reason for approx. 15% additional cost is inflation re. material prices
- Failure to finalise the lawn. Negotiations are ongoing with Altan.dk, but no agreement yet on solution and division of responsibility. Expected clarification before summer.
- The annual accounts were unanimously approved.

4. Presentation of the maintenance plan for the property for approval.

- The board presented the main features of a long-term maintenance plan for the association, which later in the year will be followed by a more nuanced and qualified assessment by a building expert. However, as several works call for immediate implementation, the board wanted the general meeting's approval to continue the work. And thus, also approval of an expected extra payment of approx. 12,000 per apartment (a one-time fee) in 2024.
- There was an alternative proposal for a financing proposal: The association pays for one in a first phase and spends approx. 500K before user fees are considered.
- After a vote (simple majority), there was agreement to support the board's proposal of an extra 12,000 per apartment for a one-time fee in 2024.
- The board will come up with a practical plan for payment.

5. Presentation of updated house and balcony rules for approval together with reminder regarding use of common areas.

- Proposal not ready for the general meeting. An extraordinary general meeting will be called to approve the new house and balcony rules
- Reminder as to notify the board of any major renovation projects

6. Proposal according to Article 10 of the Articles of Association.

- Wet basement rooms in #3 and #7: Agreement that the problem is included in the overall maintenance plan.
- Main doors: Agreement that maintenance of front doors is included in the maintenance plan, with prioritization of #3 in 2024.

7. Presentation of budget for approval.

- Agreement on budget proposal incl. adjustments re. Item 4 / Maintenance plan

8. Election of chairman of the board in even years.

- Daniel is unanimously elected chairman-.

9. Election of other members to the board.

- Stig, #3, 4.tv and Dirk, #4.4.th and Anders, #5, 3.th stand for re-election. Unanimously elected.
- Thomas, #5, 4th th. runs for the board and is also elected as future treasurer.

10. Election of any deputies to the board.

- Anja, #7. 2.th

11. Election of auditor.

- Michael, #5, 3.tv is elected as auditor.
- Bogdan, #7, 4.tv is elected as auditor.

12. Any other business.

- Questions about the background for the increased cost of the balcony project:
- The price of the project is based on an index that during the project period has seen a relatively significant price development based on inflation and price increases. This has resulted in a price increase of approx. 15%.

HSV board composition after the general meeting in March 2024

Chairman of the board

- Daniel Preisler Larsen #5, st.tv. (elected 2024)

Treasurer

- Thomas Friis-Hasché , #5, 4.th (elected 2024)

Members

- Thomas Ørnstrup Bergman #3, 3.th (elected 2023)
- Stig Præstekjær Cramer, #3, 4.tv (elected 2024)
- Dirk Schneider, #3, 4.th (elected 2024)
- Anders Monrad Rendtorff, #5, 3.th (elected 2024)
- Nikolaj Høeg Andersen, #7, 2. tv (elected 2023)

Alternate

- Anja Breum, #7, 2.th