

# REFERAT

## **Ordinært afdelingsmøde – Afd. Birk Campus**

**Torsdag den 29. august 2024**

**Klokken 18.30**

**Mødested: Fælleshuset, Birk Centerpark 105**

29 husstande er mødt frem til afdelingsmødet.

Fra Boligselskabet Fruehøjgaard deltager

- Hanne Skov, regnskabschef
- Momo Aamann Nielsen, kontorassistent
- Caroline Thatt Jørgensen, kontorelev

Hanne skov byder velkommen og præsenterer sig selv, Caroline Thatt Jørgensen og Momo Aamann Nielsen.

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### **1. Valg af dirigent**

Hanne Skov bliver valgt som dirigent for afdelingsmødet.

Dirigenten konstaterer at afdelingsmødet er lovligt varslet, og dermed beslutningsdygtigt.

Referent på afdelingsmødet: Caroline Thatt Jørgensen

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### **2. Afdelingens beretning for perioden siden sidste møde**

Der er ikke nogen beretning fra afdelingsbestyrelsen.

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### **3. Godkendelse af afdelingens driftsbudget for det kommende år**

Hanne Skov fremlægger budgetforslaget for 2025 med en huslejestigning på 2,81%, hvilket vil svare til gennemsnitlig 100 kr. pr. måned pr. bolig.

Spørgsmål/bemærkninger

**Afdelingsmødet godkender driftsbudgettet for 2025 med en huslejestigning med 2,81%**

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### **4. Behandling af indkomne forslag**

#### **Forslag om opstilling af el-ladestander**

Opstillingen vil kræve to parkeringspladser pr. el-ladestander, men ellers vil opstillingen være uden udgift for afdelingen/beboerne. Afdelingen bestemmer hvordan parkeringsreglerne skal være for el-ladestanderne. Beboerne skal betale for forbrug, men ellers er der ingen omkostning for beboerne ved at få opsat el-ladestanderne. Aftalen er sammen med Nortec og de vil gerne lave en lejeaftale på 10 år.

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*Der var ingen omkostning ved det for os?*

Hanne: "Nej, der er ingen omkostning for jer".

*Men vi skal vel betale for vores forbrug?*

Hanne: "Ja, I skal betale for jeres forbrug, men ikke for at de bliver sat op. Lige nu koster det 3 kr. gennem Nortec at lade, hvor en offentlig p-plads ved en anden afdeling koster hele 5 kr. og dermed sørger Nortec også for at være konkurrencedygtig".

**Forslaget er vedtaget enstemmigt.**

**Forslag om ændring i afdelingens husorden vedr. opmagasinerings af private ejendele**

Ifølge BRAND & REDNING er det forbudt at have cykler stående i de glasoverdækkede gangarealer i bebyggelsen Birk Centerpark 95 og Birk Centerpark 127. Boligselskabet Fruehøjgaard kan ikke stå inde med en husorden der er i strid mod dansk lovgivning, og derfor foreslår vi, at husordenen ændres som følger:

Den eksisterende husorden hedder således;  
"cykler og knallerter parkeres i cykelskurene eller under trappen i Glashuset".

Forslag om ændring lyder således;  
"cykler og knallerter **skal** parkeres i cykelskurene".

**Spørgsmål/bemærkninger**

*Kommer der nogle og tjekker det?*

Hanne: "Brandtilsynet kommer to gange om året og hvis der står noget, vil boligselskabet få et påbud om at fjerne det".

**Forslaget er vedtaget enstemmigt.**

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**5. Valg til afdelingsbestyrelsen – for 2 år**

- Nanna Kehren Karlsson
- Christoffer Peter Bøeg-Jensen

*Afdelingsbestyrelsen består nu af Lisa Dalgas, Nanna Kehren Karlsson og Christoffer Peter Bøeg-Jensen og vil efterfølgende konstituere sig*

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**6. Valg af 2 suppleanter til afdelingsbestyrelsen – for 1 år**

Der er ingen på afdelingsmødet, der ønsker at stille op som suppleanter.

Afdelingsbestyrelsen får mandat til selv at må finde to suppleanter.

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**7. Eventuelt valg af repræsentantskabsmedlemmer**

Punktet udgår.

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## 8. Eventuelt

"Vi er 4 beboere herude, som bruger motorcykelskuret herude – jeg sendte et forslag ind, men desværre for sent. Vi tænkte at hvis vi kunne få budgetteret 4.000-6.000 kr. til at få sat en skurlåge ind til motorcykelskuret, vil det give mere tryghed til os der benytter skuret, da der er meget værdi inde i motorcykelskuret og pt er der bare fri passage. I vintertiden holder der mellem 3-4 ekstra motorcykler derinde, så tanken var, at der skal sættes en låge ind samt et dummy-kamera og skiltning med overvågning".

Hanne: "Vi har talt om det på kontoret. Der er rum nok i budgettet til at sætte en låge ind i skuret, men der vi kan ikke godtage et dummy-kamera. Derimod vil vi gerne indsætte en lås, som alle beboerne med systemnøgler kan benytte".

Hanne: "Er der nogen der har nogen indvendingerne mod forslaget? Der er rum i budgettet og dermed vil der ikke komme ekstra huslejestigning".

### Forslaget om en skurlåge med lås bliver vedtaget.

"Nogen har nævnt at der mangler lys ved vores udendørs fitness område".

Hanne: "Det er en større omkostning. Vi vil kigge ind i det. Problemet er dog, at grunden hvor fitness området er, tilhører kommunen og dermed skal vi spørger dem om lov, til at må grave strøm ned på deres jord".

"Her i Birk er der ikke ret meget lys generelt udenfor i området, specielt ved parker, grusstier og ned til stationer".

Hanne: "Igen er det på kommunens jord og en stor omkostning, og ikke bare en beslutning vi kan tage, men vi skal nok undersøge nærmere omkring lyset herude og finde på en løsning".

### Hanne følger op.

"Lamperne i loftet ved Birk Centerpark 95 virker ikke så godt. Mange hænger løst mm. Vinduerne er også hele tiden åbne, hvilket resulterer i en masse vand inde i bygninger".

Hanne: "Vinduerne skal åbne hvis det brænder, men de er pt ude af drift og omkostningen for at lave det, er meget stor. Det koster omkring 800.000 kr. at få lavet vinduerne og pt har afdelingen ikke de penge og derfor holder vi vinduerne åbne. De vil blive lukket og lås før vinter og i samme omfang vil lamperne også blive fikset".

"Jeg vil hører om der kan komme et nyt løbebånd i fitness"?

Hanne: "Det er et spørgsmål der tilhører Studenterhuset og desværre ikke noget vi kan tage op på dette møde".

"Der er planlagt at skulle købe et nyt løbebånd, men vi søger stadig efter sponsorater og penge. Vi kigger ind i en større renovation af fitness området og håber på at kunne indsætte et nyt løbebånd og andre ting indenfor det næste års tid".

Dirigenten takker for god ro og orden.

Dirigenten bekræfter referatet:

24/9 24

Dato

Hanne Skov

Hanne Skov

Referat: Caroline Thatt Jørgensen

inært afdelingsmøde – Afd. Birk Campus  
Torsdag den 31. august 2023

# **Ordinary department meeting – Dept. Birk Campus**

**Thursday 29 August 2024**

**At 18.30**

**Meeting place: Fælleshuset, Birk Centerpark 105**

Meeting participants: 29 residents

Hanne Skov, Boligselskabet Fruehøjgaard

Caroline Thatt Jørgensen, Boligselskabet Fruehøjgaard

Momo Aamann Nielsen, Boligselskabet Fruehøjgaard

Hanne Skov welcomes to the meeting and presents herself, Caroline Thatt Jørgensen and Momo Aamann Nielsen.

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## **1. Election of conductor**

Hanne Skov is elected as the conductor of the meeting.

The conductor ascertains that the meeting has been legally notified and therefore is capable of making decisions.

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## **2. The department's report for the period since last meeting**

The department board has not provided any report.

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## **3. Approval of the department's operating budget for the coming year**

Hanne Skov presents the budget proposal for 2024.

**The department meeting approves the operating budget for 2025 with a rent increase of 2,81%**

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## **4. Proposals received**

### **Proposal for the Installation of Electric Charging Stations**

The installation will require two parking spaces per charging station, but otherwise, it will be at no cost to the department/residents. The department will decide on the parking regulations for the charging stations. Residents will have to pay for their electricity usage, but there will be no other costs for residents associated with the installation of the charging stations. The agreement is in collaboration with Nortec, and they are willing to enter into a 10-year lease agreement.

There was no cost involved for us?

Hanne: "No, there is no cost for you."

But we have to pay for our usage, right?

Hanne: "Yes, you have to pay for your usage, but not for the installation. Currently, it costs 3 DKK through Nortec to charge, whereas a public parking space in another department costs as much as 5 DKK. This way, Nortec also ensures they remain competitive."

**The proposal was adopted unanimously.**

### **Proposal to Amend the Department's House Rules Regarding the Storage of Private Property**

According to the FIRE & RESCUE services, it is prohibited to have bicycles in the glass-covered walkways in the buildings at Birk Centerpark 95 and Birk Centerpark 127. The housing association Fruehøjgaard cannot maintain house rules that conflict with Danish law, and therefore, we propose the following change to the house rules:

The existing house rule states:

"Bicycles and mopeds are to be parked in the bicycle sheds or under the stairs in the Glass House."

Proposed amendment:

"Bicycles and mopeds **must be** parked in the bicycle sheds."

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### **Questions/Comments**

*Will someone come and check this?*

*Hanne: "The fire inspection is conducted twice a year, and if anything is found, the housing association will receive an order to remove it."*

***The proposal was adopted unanimously.***

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### **5. Election to the department board - for 2 years**

***Nanna Kehren Karlsson***

***Christoffer Peter Bøeg-Jensen***

*The department board now consists of Lisxa Dalgas, Nanna Kehren Karlsson and Christoffer Peter Bøeg-Jensen and will subsequently constitute themselves.*

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### **6. Election of 2 substitutes for the board - for 1 year**

*No one at the department meeting is willing to stand as substitutes.*

*The department board is given the mandate to find two substitutes on their own.*

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### **7. Optionally**

*"We are 4 residents here who use the motorcycle shed. I submitted a proposal, but unfortunately, it was too late. We thought that if we could budget 4.000-6.000 DKK to install a door on the motorcycle shed, it would provide more security for those of us using the shed, as there is a lot of valuable equipment inside and currently, there is just free access. In the winter, there are between 3-4 additional motorcycles inside, so the idea was to install a door along with a dummy camera and signage indicating surveillance."*

*Hanne: "We have discussed this in the office. There is enough room in the budget to install a door in the shed, but we cannot accept a dummy camera. However, we would like to install a lock that all residents with system keys can use."*

*Hanne: "Is there anyone who has objections to the proposal? There is room in the budget, and thus, there will be no additional rent increase."*

***The proposal for a shed door with a lock is approved.***

*"Some have mentioned that there is a lack of lighting at our outdoor fitness area."*

*Hanne: "This is a significant expense. We will look into it. The problem is that the land where the fitness area is located belongs to the municipality, so we need to ask them for permission to lay electrical wiring on their land."*

*"Here in Birk, there isn't much lighting in general outside, especially near parks, gravel paths, and down to the station."*

*Hanne: "Again, it's on municipal land and is a major expense, not just a decision we can make. However, we will investigate the lighting situation further and come up with a solution."*

***Hanne will follow up.***

*"The lights in the ceiling at Birk Centerpark 95 are not working well. Many are hanging loose, etc. The windows are also constantly open, resulting in a lot of water inside the building."*

*Hanne: "The windows need to open in case of a fire, but they are currently out of order, and the cost to repair them is very high. It costs about 800,000 DKK to fix the windows, and at the moment, the department doesn't have the funds, so we keep the windows open. They will be closed and locked before winter, and at the same time, the lights will also be fixed."*

*"I would like to know if a new treadmill can be added to the fitness center?"*

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*Hanne: "That's a question for the Student House and unfortunately not something we can address at this meeting."*

*"A new treadmill is planned to be purchased, but we are still seeking sponsorships and funds. We are looking into a larger renovation of the fitness area and hope to install a new treadmill and other items within the next year."*

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*Hanne thanks for a good meeting and adjourns the department meeting.*

*Report: Caroline Thatt Jørgensen*