

HOLLY LODGE ESTATE COMMITTEE
MINUTES FOR MEETING HELD ON July 9TH 2013
AT THE COMMUNITY CENTRE 7.35pm.

Present: Dominique Florin, Olive Gatenby Trustee, Peter Jacobs Trustee, Darren Lennard Vice Chairman, Martin Narraway, Peter Wesley Chairman, Li Weinreich Secretary

Apologies : George Donaldson, Joseph Holderness Trustee

1. **Minutes** Minutes of June 11th approved.
2. **Finance**
EMF LW June 2013 half payments - 6 outstanding + 1 direct debit failure.
Unpaid 2012 remains the same. 2013 Dec Unpaid - only 2 plots
3. **Camden Funding Dispute**
 - 1) DL - Long talk with J Hunt. Repeated agreement in principle to pay proportion of costs but: has not heard back from Camden legal counsel about their suggested draft agreement. Matters are still unclear.
 - 2) JH has instructed their lawyers to draft a 'neutral' agreement for both parties. Contract is simple (in return for money we are obliged to do something) but what obligations govern the contract is hard to draft. Camden still considering issue of what is the right proportion of expense payment they should be paying so in 18 months there has been little movement.
4. **Trees report from Richard Wassell**
 - 1) Horse chestnuts: All trees have bacterial canker and leaf blight. Will need replacing in the long run. Various replacement trees was discussed with committee.
 - 2) To match current mature trees fairly large replacements should be ordered (approx £1200 + labour). Will take 6-8 weeks (a season). Recommends changing from Horse Chestnut.
 - 3) Possibilities are: Sweet Chestnut (has low risk of blight), Tulip tree which flowers in spring, Liquid Amber, Red Oak, Caucasisan Wing nut etc. Should plan 1 year ahead of planting.
 - 4) Best to replace in autumn. Plan is to try and replace by Autumn 2014 and order by October.
 - 5) Old tree removals to be done by Aug 2014. Wassells to give a quote.
 - 6) Will consult with residents at November half year meeting to decide on replacement with Wassells.
 - 7) Lime trees: will need to be trimmed and shaped by 2015
 - 8) Trees PJ. to circulate tree spreadsheet
5. **Parking**
 - 1) PW Camden liveried vans and cars are allowed to park on estate, all other contractors have to leave visitors notes or Works instruction sheet.
 - 2) DL Works sheets no longer issued by Camden and drivers have to write notes. If driver forgets they are personally responsible, Camden has requested that Camden vans are allowed to park on mansion avenues by showing a residential and Camden estate parking permit. Committee willing to consider request but need to see the 2 types of permits. PW can agree to allow this for 6 months. Ask for Vehicle frequency and numbers.
 - 3) How many cars are repeat offenders? Detailed breakdown to be sent.
 - 4) OG - MET should issue PCNs to cars infringing Estate parking regulations as per HLE instructions to untaxed cars etc.
6. **Estate Operations**
 - 1) LW Tel number for reporting faulty street lights will be published in July News letter.
 - 2) ML to give monthly works schedule to committee
 - 3) Maurice's June HLE works schedule was discussed. PW - further instruction to wash down and varnish handrails, Clean all steps, regular weeding needs attention.

- 4) PW - ML to clear up of Robin Grove once wall coping is done.
 - 5) LW Damaged Makepeace gate is repaired and painted. LW to find out repair costs.
 - 6) Compost heap enclosure has been built and is in use
7. **SKIPS POLICY**
Skips Policy review DL Draft still to be finalized. Contractors parking: Still to be sorted out. Parking can become a major problem in the Avenues. Skips policy to be republished with builders' code. MN & PW to update builders code and clarify use of cross overs.
8. **INSURANCE renewals**
Meeting with Towergate on 19th Aug with George. **Employee sickness cover to be quoted on.**
9. **Summer picnic - PW**
Picnic was a success and enjoyed by everyone who came. Brought residents from plots and flats together. Cost was higher than forecasted but can be streamlined next time. Committee discussed the cost and benefits to the residents and how it could be more self-financing. MN & OG discuss at half year meeting and endorsement at AGM. At debrief meeting it was suggested that sale of raffle tickets could support event. **Rain insurance should be investigated.**
10. **DSLAM update**
Awaiting quotes. Chasing BT for way leave agreement from legal dept.
11. **Robin Grove Update PW**
Copingstones being put up and is looking good. Still has to be pointed.
12. **AOB**
- 1) 1 Makepeace Ave works. MN meeting yesterday and informed of changes. To use 8 yd skips with 'Greedy boards' for 13 weeks. Invoice for skip licence to be sent.
 - 2) Dig out works in 93 HWH have started and skips are in their garage which is in Makepeace by gardener's shed.
 - 3) 21 Makepeace Av finishing works, 17 MA have started works with skips

July 9th 2013: Meeting ended 22:00