

PLOT-OWNERS' HALF YEARLY GENERAL MEETING MINUTES

Attendees: Peter Wesley Trustee/Chair, George Donaldson Hon Secretary, Peter Jacobs Trustee/Treasurer, Martin Narraway Trustee, Li Weinreich, Emma Jay, Robert Morgan, Rob Schoenbeck Co-opted, Daniel Virgili Estate Accountant, Barbara Wheatley Estate Manager, + 42 residents representing 36 Plots.

Apologies: Dominique Florin Vice Chair

Venue: Holly Lodge Estate Community Centre

Time: 20.00 Wednesday 15th November 2017

- 1. Minutes of the Annual General Meeting held on 26 April 2017** Approved - and were duly signed. Proposed by Gilly Wesley; seconded by Justyn Trenner.
- 2. Matters arising from the minutes.** Electric vehicle charging points. A request was made at the last meeting to undertake more research. MN talked through his latest report. (Available from the Estate office). Next steps will be to assess demand by way of a consultation with residents and thereafter apply for planning permission if it is deemed the way forward. Questions seeking clarification were raised from the floor along with a request for the HLEC to look at facilitating Zip Car bays on the Estate. Olive Gatenby drew our attention to the fact that we will become a service provider if we install electric charging points. HLEC to investigate.

3. Review and plans including the Chairman's Statement, Accounts and the Estate Maintenance Fund.

The Chair read a statement about security on the Estate. Given the strong feelings on both sides concerning the employment of a security guard/night watchman and other possible security measures the HLEC propose to organise a general meeting on neutral ground in the New Year for all residents, flats and plots, that will:

1. Facilitate better communication between those residents that would like to see more security on the Estate and those who think that security arrangements are already broadly fit for purpose.
2. Enable understanding of the underlying wishes and concerns of all residents of the Estate. In other words, get all the issues "out on the table".
3. Build bridges and confidence and move on from a "dialogue of the deaf".

Questions were raised concerning the nature of the meeting, what happens with the results, will there be proposals and a vote? It was felt that all the issues should be laid out beforehand and residents will be asked to submit their questions, topics for discussion and areas of concern to be included on the meeting agenda. Details of the meeting venue, date, time and agenda will be widely publicised through the HLE Newsletter and other sources.

There were thanks given to the HLEC for the initiatives taken so far.

Comment was made that the residents look to the HLEC for leadership and the residents should trust the decisions made by the HLEC.

The Chair read his Statement, which can be found in full on the website.

<http://hle.org.uk/sites/default/files/Chairman%27s%20Statement%20November%202017%20final%20%281%29.pdf>

The Chair also reported we now have virtually full EMF payments from all "inward facing plots" bar two. One is in a legal dispute with HLEC whilst there seems to be no valid reason for non-payment from one remaining plot-owner.

PJ elaborated and explained the budget and forecast, copies of which can be requested from the Estate office. Finances are in a good position and we have got closing funds of £556k with the budget under control.

PJ explained that the EMF payments are proposed to remain at £600 for the coming year and are forecast to remain at £600 until 2022. EMF and budget approved. Proposed by John Gatenby, seconded by Mark Rogers.

Question regarding the figure for assets was clarified by explaining that assets include the truck, the hut, the sit on mower and such like.

The Russia Adjustment was queried. This is an historic formula that Camden used to calculate their contribution. It excludes the 4 plots owned by the Russian Trade Delegation.

A comment from the floor was made saying it was impressive to have such a detailed forecast and the value for money is commendable.

4. AOB.

Olive Gatenby raised the subject of white lines on the corner of Langbourne Mansions and Hillway. Could these be extended in order to open up the sight lines for cars exiting onto Hillway and facilitate better access into Langbourne Mansions for larger vehicles. BW explained that this had been looked at and white lines on the other junctions had been extended already, but it was felt that in this situation extending the lines would mean the loss of a valuable parking space, but she agreed to look at it again.

A question was put forward concerning access up Hillway for buggies and wheelchairs. They are frequently seen using the road rather than negotiating the steps. HLEC agreed to look at this.

The issue of cyclists using the footpaths was raised, especially coming in from Highgate West Hill/ The Heath along Langbourne Avenue. Can something be done to direct them down onto the road? MN explained that the HLEC had look in depth at this and all possible solutions were discounted due to practical or H&S reasons. There was a suggestion that perhaps the north gate on LA/HWH be closed to cyclists and they be directed to the south gate where they can then be encouraged to access the road across an existing crossover. This topic will be looked at again by HLEC.

Speeding cyclists were discussed - can anything be done? BW to contact the local cycling clubs again, though it was noted that many of the offenders do not belong to an official club.

GD asked if the trial extending the temporary parking zone at the bottom of HW from 2 hours to 3 hours has made any difference to the parking congestion down there. It was generally felt that not much difference has been seen yet.

The persistent problem of dog poo was brought up again. Can we provide more poo bins? BW replied that 3 new ones are on order and will be installed shortly at the LA/HWH south gate, BA/SL pedestrian gate and LM/SL north gate. It was requested that an extra one be put half way up HW. BW will look into this.

Olive Gatenby reminded the HLEC that she had requested the pavier roundel by the side of Tesco's be jet washed as it is disappearing under a layer of grime. BW responded saying that it is on the works schedule, but due to more urgent pressures it has not been done yet. It will be done in the next few weeks when we have the bowser and jet washer out to do other jobs such as moss clearance.

A suggestion was made that as the finances are so healthy would it be a thought to engage another groundsman.

Rob Schoenbeck introduced himself as the newly co-opted member of the HLEC.

PW expressed thanks Gerry Hartigan, Sean Fairweather, Steven Laney and Dean Ullah for their continued hard work on the Estate. Thanks also to Barbara Wheatley, Daniel Virgili and to all of the Committee.

Thanks were returned and applauded.

Meeting closed 21.00