

LUXBOROUGH TOWER

Luxborough Tower Residents Association

Minutes of committee meeting held on 17 12 13 draft

Attending Josephine Becci, Alison Dow, Nigel Greenhill, Jennifer Grimshaw, Andrew Hughes, Michael King, Sara Mackay, Alex Reid, Judie Slack, Nick Vinson, Judy Wardell and Elizabeth Young

Apologies, no apologies were received.

1. Approval of AGM minutes from 27 11 2013

Jennifer Grimshaw commented on the AGM committee elections and was concerned about the lack of formal voting as our constitution says all votes must be counted and recorded and all decisions must be voted and recorded. Jennifer Grimshaw stood down from the committee. Alex Reid to check with Mervyn Thomason, David Larkin and Daren Townsend from CWH, who ran the AGM during the election of the committee, to ensure the election of the committee was correct. The committee noted with regret that Jennifer Grimshaw had stood down, and hoped that once the elections can be shown to be correct, that she can rejoin the committee.

2. Matters arising from minutes

Minutes were otherwise approved..

3. Election of officers; Chairman, Vice Chairman, Secretary and Treasurer.

Alex Reid was unanimously elected as Chairman with 11 votes
Judie Slack was unanimously elected as Vice Chairman with 11 votes
Nick Vinson was unanimously elected as Secretary with 11 votes
Andrew Hughes was unanimously elected as Treasurer with 11 votes
No officer voted for themselves.

4. Priorities for 2014

The following priorities were established for the LTRA in 2014.

Heating

Major works/windows/roof/redecorations

Running of the block/condition of the block/improving service delivery

Security

Service charges/value for money

Library and the view of it from Luxborough Tower and a roof garden/roof plant

Re-landscape scheme

Leaseholder/Freehold/managing agents responsibility clarification

Interflat leaks

Lighting timing including corridors, lobby, stairs, grounds and sheds

Encouraging tenants onto the committee

5. Committee members responsibility/roles 2014

The following committee members offered to take charge of the following areas

Heating, Elizabeth Young/ Nigel Greenhill

Major works/Windows, Alex Reid/Elizabeth Young/Nigel Greenhill

Interflat leaks, Nigel Greenhill

Security, Judie Slack/Michael King

Re-landscape scheme/Library, Nick Vinson

Lighting timing, Josephina Becci

Membership, Andrew Hughes

Cleaning/maintenance, Alison Dow

Gardens, Sara Mackay

Estate Inspection, Alex Reid/Josephina Becci/Michael King

Car-parking/Garages/Sheds, Nick Vinson

Buildings insurance limitations for leaseholders, Judy Wardell

Resident handbook, Alison Dow

6 Treasurer's Report

Andrew Hughes explained there was still no change to the account no change, but instead there were more requests from Santander for information. He would continue trying to withdraw the money to open a new account. There are expenses to pay. Elizabeth Young's retrospective expenses need David Larkin present at an exceptional meeting which will be called within the next meeting in February.

8 Membership update

Andrew Hughes explained that as of today, the 2013 membership drive has ended up with 76 persons in 63 properties. This will be reflected in our 2013 grant application to CWH.

11 AOB

Major works Alex Reid explained that CWH condition report showed the roof needs doing in next 12 months, and that windows and decorating would be required in 2016 or even 2017/2018.. There was hope that in the passage of time CWH service delivery may get better. The report found no health and safety reason to replace them earlier and windows and decorating should be done together.

Heating, there is a possibility of heating becoming responsibly of CWH rather than the Westminster University. Not a physical separation but CWH taking care of the heating.

Police Hut rental income, Elizabeth Young to pass historical notes to Alex Reid to see if this can be recouped.
Redecorations by CWH, Leaseholders and Tenants. Nick Vinson to discuss with CWH how better to manage this, especially with dirt, dust and rubbish left in corridors. On the agenda for the next meeting.

The Moxon Street Car-park building site say there is a Christmas cheque in the post, thanks to Jennifer Grimshaw.

12 Date of next meeting

The next meeting will be held on 05 02 2014 at 6.45 pm

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