

CORNER GREEN RESIDENTS SOCIETY LIMITED

MINUTES OF ANNUAL GENERAL MEETING - 18 MAY 2000

Present:- John Harland (Chair), Philip Astell (Treasurer), Arum Sivanayagam, Nadine White, Patrice Astell, Martin Symes, Vicky Hobbs, Dick and Rosie Hewson, Claude Perera and Biddy Macfarlane (Secretary).

1. Apologies for absence:- Christine Perera, Dan Radcliffe, Leslie Inglis and Jonathan Burton.

2. Minutes of previous AGM:-

(a) Philip mentioned that clause 12, second sentence, should read, "Philip recommended that, once the windfall reserves had been depleted, maintenance contributions would need to increase by an extra £7 per month per household. In the meantime, there would need to be an increase of £5 per household per month to meet planned expenditure."

(b) Clauses (second) 12 and 13 needed to be renumbered 13 and 14 respectively. Both the amendments were proposed by Martin, seconded by Nadine, and approved.

3. Matters arising:- there were none which were not separate items on the agenda.

4. Chairman's report:- John reported that the year had been notable for four good parties, the 40th. anniversary tree planting, the summer party, the last of the summer wine party and the Millennium party. The replanting schedule had started to be implemented and there had been a useful walkabout with Dave Chandler to carry it forward and to plan clearing and replanting. It was hoped that a further walkabout would be organised in June or July and at about six-monthly intervals after that. As to the play area project, although it felt as if little had happened, a better supplier had now been found and things should soon be moving. John was sorry to note that Philip was standing down as treasurer; he had given the residents excellent service and deserved great thanks from everyone for his admirable efforts; the meeting would want to wish Philip and Patrice the best of luck for the future. Although it had been a generally good year, the lack of progress on some of the projects, while trying to keep 23 households happy, had been rather frustrating.

5. Appointment of auditors:- Philip reported that Porter Garland were willing to be appointed again, and that they had given a good service at a reasonable fee. He proposed they be re-appointed, with thanks. This was seconded by Dick. Biddy proposed that the directors be authorised to set their remuneration; this was seconded by John. Both proposals were agreed by the meeting.

6. Election of directors:- Nadine and Arum, retiring by rotation, were reelected on John's proposal, seconded by Dick. Biddy reported that Christine had resigned as a director. The remaining directors, including Philip, remained in office. Dan Radcliffe's election as director and secretary was proposed by Philip, seconded by John and unanimously agreed. Vicky offered help by way of back up. With next year's painting

coming up, John said he was seeking a director to be responsible for the works. There were no volunteers. Christine had sent a message that she was willing to stay on the gardening committee. Patrice asked how the Gardening Committee were chosen, which led to a discussion. It was felt that the gardening expenditure was such a high proportion of the budget that one member of the Gardening Committee should be a director; but this would only be possible if one of them (at present Christine, Juliet Cairns and Valerie Symes) was willing to stand as a director. It was suggested by Philip that one of them should attend each directors' meeting, deciding among themselves who would attend which meeting; if gardening were put first on the agenda for each meeting, they would need only to stay for that item.

7. Treasurer's report:- Philip presented the annual accounts and went through them in detail for the meeting. Dick asked why tax on the deposit account was not shown; Philip said that tax was deducted at source at corporation tax rate and that the figure shown was therefore the net figure.

8. Future expenditure and maintenance contributions:- Philip reported that there would need to be a substantial increase. The subsidy from the windfall had been depleted and the repainting was due in 2001. It was difficult to predict the overall cost of having the houses and garages repainted and the work supervised. If the total figure should come to £25000, we would need to increase the contributions to £58 per month from June 2000 and to £64 from June next year. At the next AGM we should have a clearer idea; in the meantime, the proposed increase for this year would be to £58 per month for monthly payers and to £174 per quarter for quarterly payers. Next financial year, it would probably have to be £64 per month or £192 per quarter. In answer to a question, he said that those figures included an increase to the gardeners, and that the income would increase from £13731 to £15525; expenditure was also likely to increase. The surplus next year would be greater than this year. The policy as to the reserves was that the directors had taken the view that they should be used for major expenditure like replanting, the play area and so on, not to subsidise the contributions. Without the reserves, we would need to increase the contributions by £7 a month, to avoid making a levy later. The estimate for the life of the road and the lighting was 20 years and he thought we should have reserves for that type of expenditure; if they were used for other purposes, we would need to start building up reserves again. Asked how much the safety net should be, Philip replied that it was a rolling thing and that he would suggest different funds for different purposes. Nadine added a reminder that the drains might need expenditure. Philip said that it had been calculated that £40000 over 20 years for all capital items would be needed. It was the beginning of the next cycle for most of those and he believed it was better to do regular small increases than irregular larger ones. Dick asked if there was scope for investing the reserves into a medium-term deposit account, at a better rate of interest. Philip agreed that there probably was and that would be investigated. Martin asked if the present increases would cover the repainting and the reserves, but the reply was repainting only; to increase the reserves would cost even more. It was proposed by John, seconded by Dick, that the contributions be increased from £51 to £58 a month with effect from the end of May 2000 for monthly payers, and from £153 to £174 a quarter with effect from 24 June 2000 for quarterly payers. A vote of thanks to Philip was proposed by Claude and passed by acclaim.

9. Report from the Gardening Committee:- A report had been given to John, who read it to the meeting. Dick asked how the proposed replanting impacted on spending. Philip said authority had already been give for £2000 in total, not yet spent. Claude asked when the replanting would start; John mentioned that the plan from the Gardening Committee was still awaited and that we would ask for it again at the next directors' meeting.

10. Play area, lighting and power:- As to the play area, John reported that the original suppliers' terms were unacceptable but a new company "Playground Services" showed more promise. The expenditure had been approved at the last AGM so when he had the answers to two outstanding question, we could proceed. The quality standard was believed to be EN1177 and he would ask if the matting could be green. Patrice pointed out that the brochure said that the product was to eliminate grass wear, not to provide impact absorbence. John said that the company was applying for the BSS for impact. Vicky pointed out that there was also a problem with slide burns and asked if bark would be better, but Patrice mentioned the difficulty with animals and bark. Nadine was concerned about the problems of moving the matting in without damaging the flora. John agreed there was more work to be done, and promised to circulate answers to the outstanding questions.

Lighting - the main concern of the meeting was the urgent need for the new light to be fixed outside 21/22, since the area was unsafe without it. There was also concern that the underground cabling should be correctly installed and that the work should be done by a qualified electrician. A quotation had been obtained on that basis, but did not include the cost of the lighting bollard itself, which would be about another £150. The work could be done in June provided the order was given urgently. The directors needed an ad hoc meeting to agree the quotation and find out where to get a bollard. Dick offered to help in any way that would speed things up.

Power to the garages - John repeated that he would deal with that problem when he had sorted out the play area. In response to his earlier circular, nobody had been willing to have more than £50 spent on each garage, so the probable provision would be for safe external plug sockets. More than that would probably have to be priced and paid for by the individual residents.

11. Garage and house repainting 2001:-

John said that there would be a need for people to monitor the work on their blocks or for employment of a clerk of works. A possible timetable was circulated. Nadine suggested an extraordinary general meeting in the winter of 2000 or the early spring of 2001; it was too soon at present for detailed planning, but the next AGM would be too late. Martin thought it was not right for a director to have to take on the job of supervision; it needed a professional, and would cost only a few thousand pounds. Nadine said she understood that a building surveyor would do everything, including finding suitable painters for us; we could put a reserve figure on the contract so that the surveyor would know the maximum we would pay.

A general discussion then followed. There was a suggestion that the job should, if necessary, be paid for from the reserves, if the reserves were repaid later. It was

pointed out that a recurring problem was that the woodwork repairs needed before the painting could be done were left to the last minute. Martin suggested that a jobbing carpenter be appointed by the company, with set rates, to go round and quote to each owner. Claude believed that a proper survey of all the woodwork of all the houses was needed. It was agreed that there should be someone to do what Claude had done on an earlier occasion in identifying exactly where each house needed attention, even if it cost more.

It was agreed to plan on an EGM in November and in the meantime to request from residents information they might have about suitable surveyors, carpenters and painters. Nadine suggested that we should draw up the specifications and get the results of the tenders before the EGM; we would need to decide soon whether to appoint a surveyor or not; a possible charge of 15% of a contract price of about £25000 would amount to about £3500. Claude suggested finding out from the other estates who they used and how much they cost. Dick calculated that the additional expense would cost each household an extra £10 to £11 a month. Philip recommended finding out first how much the work would cost. Nadine asked if the houses would last if the repainting were postponed for a year. Claude pointed out that we would need to expect the cost to be more than £1000 per house whenever the work was done in the future. John mentioned that there could be a levy of, say, £100 a house; he would put a questionnaire around and plan for the EGM in November.

12. Summer party:- Saturday 5th. August would be the date; arrangements as usual.

13. Any other business:-

(a) A vote of thanks was given to Christine; she would be greatly missed as a director.

(b) The exposed lighting cables would be covered over when the new light was installed.

(c) Residents were asked to note the following points:-

Wheelie bins should be brought in after the dustmen had called, for aesthetic reasons and to avoid their being climbed on for nefarious reasons.

The stains cause by overflows should be removed by residents from the fronts of their houses, because they spoiled the look of the Green.

The front car park should not be used for the permanent parking of cars.

Residents should be careful to use the limited parking space to best advantage by parking with consideration for other residents' needs.

(cgagm200)

Biddy Macfarlane - 27 May 2000