

Corner Green Residents Society**MINUTES OF THE ANNUAL GENERAL MEETING**

29 June 2011

Members Present:

Mark Helm (acting chairman and gardening committee) (8)
Biddy Macfarlane (director) (16)
Mac (director) and Jill Cochrane (gardening committee) (10)
David Howes (secretary and treasurer) (7)
Khalid Khan (2)
Dan Radcliffe (4)
Esther Ibbeken (6)
Juliet Cairns (11)
Natasha Brown (13)
John Sabapathy (19)
Richard Hewson (21)

Represented by proxies:

- Tom and Angharad (22) held by David Howes (7)

Not represented:

Arum Sivanayagam (1)
Stanley Lee (3)
Peter Ruthen (5)
Andrew and Diane Sim (9)
Graeme and Lisa Smith (12)
Heather Macfarlane (14)
Ray and Nadine White (15)
Alison Rivers (17)
Claude Perera (18)
Helen McCormick (20)
Janet Parrott (23)

1. Apologies for Absence

Graeme and Lisa Smith (12)
Heather Macfarlane (14)
Claude Perera (16)
Helen McCormick (20)
Tom and Angharad Smith (22)
Janet Parrott (23)

2 Minutes of 2009 AGM

The minutes of the 2009 AGM were agreed

4. Matters Arising from 2009 AGM

- None.

5. Chairman's report:

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Mark Helm (8) reported as acting chairman ([Annex 1](#)), thanking Mac Cochrane (10) for his efforts on works and Dick Hewson (21) for his efforts on the painting.

6. Appointment of, and Fixing of Remuneration of, Auditors

Members agreed to delegate the appointment and fixing of remuneration for auditors for the 2011-12 financial year to directors.

7. Election of Directors

Biddy Macfarlane (16) advised that she was standing down as a Director but would continue to offer assistance with the handling of the land and road maintenance issues with Number 64. Members thanked Biddy for all her hard work for the Society over the years and presented her with flowers in appreciation of that contribution.

Mark Helm advised that he was also minded to do stand down, which would leave only Mac Cochrane as a Director. Following discussion Mark was persuaded to stay on as a Director and three other members were persuaded to put themselves forward for election. On shows of hands it was resolved that:

- Mark Helm (8)
- Mac Cochrane (10)
- Dan Radcliffe (4)
- Natasha Brown (13)
- Esther Ibbeken (6)

Be elected or re-elected as Directors.

8. Treasurers Report and Accounts

Members considered the previously circulated report ([Annex 2](#)) from David Howes (7).

Members noted the accounts for 2010-11.

Members agreed to hold service charges at their current level of £110 per month while alerting residents of a possible need for an increase to up to £130 from the next AGM.

9. Gardening Committee Report

Mark Helm presented a report on behalf of the gardening committee ([Annex 3](#)).

Members thanked Jill Cochrane (10), Janet Parrott (23) and Mark Helm for their work on the gardening committee, and Annabel Sim (9) for watering the new plants during the recent hot spell.

Members authorised Directors to spend up to £1,500 on works to remove a dead shrub outside No 3, cutting back the branches of the plane outside Nos 18-19, trimming branches outside No 7, and removing dead branches from trees in the back lane.

10. Works Report

Mac Cochrane presented a report ([Annex 4](#)) on works. Mac also presented a quotation for gutter cleaning for the estate as a whole and members agreed that Directors should consider this further.

Members considered the skip policy proposed by Directors and included within the Works report. The Policy was agreed subject to removal of the final sentence on Permission requiring a £100 deposit to accompany an application. [The adopted policy is posted on the CGRS website.]

Members considered a letter from Heather Macfarlane (14) requesting works to facilitate access to her garage and prevent erosion of soil from beneath garage block 22-25. Members agreed that the request should be considered by Directors alongside competing expenditure priorities.

11. Neighbourhood Watch Report

Mark Helm report verbally on Neighbourhood Watch. During the year there had been one house break-in, and damage to parked cars, but there had been no garage break-ins since the alarm signs had been put up. Mark Helm asked residents to check the functionality of their garage alarms and ensure they were armed.

12. Asbestos

Members considered how the Society should respond to the survey which had confirmed that the fascia boards were made of asbestos cement. Natasha Brown (13) had volunteered to look into this and it was agreed that this should involve considering the different options of removal, enclosure or “do nothing”, while recognising that maintenance of the fabric of the building was the responsibility of individual householders rather than the Society. David Howes undertook to identify contacts on other Span estates to establish how they had dealt with the issue.

13. Number 64

Mark Helm explained that Directors were seeking to reach a settlement with Number 64, whereby their encroachment on Corner Green land would be regularised, while the Society’s right to payments in respect of access road and drain maintenance would be secured. They would aim for a settlement which clarified limits on parking and assured access to the street light for maintenance purposes. Members fully supported Directors’ approach and discussed the form of maintenance contribution from Number 64. Members favoured a specified annual contribution, up-rated annually by RPI, topped up by such amount as might be necessary to yield a fair share of costs if accrued annual contributions proved inadequate to meet actual costs arising.