

Minutes of AGM
Corner Green Residents Society
 Wednesday 27th July 8 pm 2022 at 21 Corner Green

Present at the meeting	Holding Proxies for
Andrew Gibson (Number 6 – Chair & Director) AG Rosie Hewson (Number 21 – Director) RH Dick Hewson (Number 21) DH Nik Thuesen (Number 2 – Treasurer & Director) NT Tristan West (Number 14 – Director – note taker) TW Fiona Colbeck (Number 5) FC Jane Shakespeare (Number 12 – Gardening Committee) JS Nadine White (Number 15 - Gardening Committee) NW Claude Perera (Number 18 - Gardening Committee) CP Dan Radcliffe (Number 4) DR Juliet (Number 11) JC Jess MacFarlane (Number 16) JM Geoff Sellman (Number 20) JeSe Jane Sellman (Number 20) JaSe Emily Sellman (Number 20) ESe Matt Sellman (Number 20) MSe	Number 10

1. Apologies for absence

- David Howes
- Mark Helm
- Mac and Gill Cochrane

2. Minutes of 2020 AGM (attached) (approved)

- AG – Summarised minutes of 2020 AGM.
 - Last AGM had lot of conversation around number 1, all resolved now.
 - Andrew and Nik became directors.
 - Discount in service charge during Covid, taken away at last year's AGM.
 - Motion about requiring centre hinged windows was resolved in AGM.
 - In response to DR's question about 59 Blackheath Park the Directors confirmed that no further action was being taken for the time being as we had previously denied access to our roads from the rear of that property.

3. Directors' Report

- AG – Read out report.

- DH stepped down as secretary. All wanted to recognise his great contributions to CGRS over many years.
 - DH Prepared treasurer accounts for last financial year.
 - Current split of duties between directors:
 - TW – Webmaster, minutes etc
 - NT – Treasurer and utilities accounts
 - AG – Dealing with conveyancers
 - RH – Chair
 - Thanks to NW for working with Seasons
 - Thanks to CP for tree work
 - EGM on 12th April on windows – top hinged allowed as not always feasible to do centre hinging. Delayed decision on trees as no gardening committee members present.
 - Recently number 20 sold, and welcomed Sellman family to meeting.
 - Successful event for platinum jubilee. Thanks to Rosie for organising.
- CP – First stage of trees has been done. The second stage needs to be done in autumn or winter. **We agreed to call an EGM** to approve spend but directors delegated to get urgent work done, in particular branches over numbers 23 and 18.

4. Election of Directors

a. For re-election

i. Rosie Hewson (no 21)

ii. Andrew Gibson (no 6)

iii. Nikolaj Thuesen (no 2) [Treasurer]

iv. Tristan West (no 14)

- All unanimously elected.

5. Treasurer's Report and Annual Accounts for the Year Ending 31 March 2022 (attached)

- NT – David Howes prepared but cannot be here to present. Recommends no change in service charge this year, raise to £140 in line with inflation in September 2023. Then increase in line with inflation of 3% annually thereafter.
- NT – Roads are a major expense that we need to decide on when to do. That may come with an increase in the service charge.
- NT - Other big costs that could be done next year are circular paths and tree costs.
- NT – Cash balance of £140k, surplus of £19k. So, there is no need to increase service charge at this point, but may need to revisit in light of the road costs. Last quote was for £70k but that quote is several years old. Not in budget for next year so would need to be agreed if/when we do it.

6. Appointment and Fixing Remuneration of Auditors

- Unanimous agreement to continue to use Porter Garland.

7. Garden Committee Report

- NW – Thank you to everyone who has been watering plants recently.
 - Seasons are very difficult to pin down for extra work.
 - Need rethink for what can go under tree outside number 1.

- NW – Had a walk around today to look at impact of recent hot weather. Have lost a few old shrubs, but these were largely on the way out. Will need replacing.
- NW – Day of week changing once a week to a Tuesday. Ian the supervisor doesn't work Mondays anymore, but would like to supervise the gardeners occasionally so has changed day to allow this.
- DR – Can we plant a creeper up the side of no 1 as it is a large expanse of wall? Like the one up no 3?
 - NW – One on no 3 has mostly died. Rose (no 1) mentioned that something there could be good to. Considering putting some low levels shrubs in that area too. Creepers cause brick damage. **Gardening committee will liaise with Rose about this.**
- RH – Rose (Number 1) asked directors about what to do about the grassy area between number 1 and the road.
 - JS – Their current plan is to have a path directly to their new gate. Up to directors to authorise.
 - CP – Their planning application had the path going to the gate.
 - NT – Directors to tell them of preferred path options. **[ACTION]**
- NW – Gardening committee is NW, CP, JS, and Alison (no 17). NW Asked if anyone else wanted to join?
 - FC and ESe volunteered. NW asked for them to share contact details.

Watering Plants

- FC – Hosepipe ban likely to be on us soon. But can save bath and washing up water to use.
- NW – Would be helpful if everyone helped water the plants around their house, particularly newer plants.
 - AG asked if someone from gardening committee could put a note on whatsapp about which plants need particular attention.
 - FC noted that the small trees are really struggling.
- CP – There is a stopcock in front of no 23 that was previously used to water the green. Will show RH where it is.
- DH let people know that if they want to use the CGRS hose, it is in their garage.
- ESe asked if there are any water butts. FC said no, but suggested we could put water butts or compost bins in the scrubland next to the garages. ESe said she's happy to look into options and share with the Gardening committee.
 - **[ACTION]** Gardening committee to investigate options.
- All thanked NW and rest of gardening committee for their work.
- CP told the meeting that the long grass in front of 1 and 2 could be a fire hazard. And asked if we could get rid of them.
 - NW said that these had self seeded. Some have already been taken out, but the remaining ones will leave large gaps.
 - NT and others who live in the area said that they were not attached to keeping this grass.
 - **[ACTION]** Gardening committee to consider options for replacing this grass.

8. Neighbourhood Watch Report

- AG – Read out MH report including statistics on thefts. Very few reports of criminal activity.
 - JM asked when these stats are compared to? AG said 2018.
- AG passed on request from Mark to let him know (in confidence) if you report a crime, as he doesn't always get visibility on this from other parties.

9. Works Report

Road renewal and related potential projects

- AG told meeting that the main issue directors are considering is renewing the road. Based on the historical pattern of doing this every 25 years, this is due.
 - AG and NT had a walk around to inspect state of road and decided that there are no massive issues at the moment.
 - Directors are also considering other potential “future proofing” projects such as fibre optic broadband or installing electric car charging. These require further investigation and consideration, but may need the roads to be dug up.
 - Due to this, and the good state of the road, directors have decided to delay any decisions on the road for the time being.
 - One option for the future proofing projects would be to install everything in one go but this is high cost. Another would be to install the ductwork which can then be used at the appropriate time.
 - Any works would be an extraordinary expense that would need EGM approval.
- ESe – We use 5G sim and router which is quicker than current broadband and is cheaper. At its best get 900Mb/s to the box, but 30ish Mb/s to the devices. But it fluctuates.
 - **[ACTION] ESe to send directors details on this.**

Garages

- DR pointed out that the road is collapsing near the garages at the back. Near a stream, and needs redoing every 5-6 years.
- NT and AG have talked to Mac about this. The concrete pads in front of bottom garages need looking at. This would be expensive as would need to rip out the concrete pads.
- DR asked if CG residents own all the garages?
 - NT – All but 1. One was sold to another non-resident last year. This was already a done deal by the time directors were aware of it.
 - JC asked if there is a covenant on this? NT replied that this is not clear.

Other potential projects

- FC asked about possibility of thinking about heat pumps.
 - Government is currently planning to outlaw installation of new gas boilers from 2035.
 - A communal heat pump may be better than individual air sourced heat pumps as these are noisy. Would need to look where we could put a borehole for this.

- AG – Good idea. NT looked at what it would take to do it to an individual house, but this is difficult. **Directors will come back with a range of options. [ACTION]**
- DR – Did anyone go for solar heating?
 - JC – No. Doesn't make sense for Corner Green due to flat roofs and need for storage inside the houses for ancillary equipment.
- RH asked if there was a way to make it cooler upstairs.
 - NT suggested a green roof like the roof of no 1s extension.
 - JM asked if it insulates. NW replied that it reduces noise.

Painting

- DH updated the meeting on how this was done previously, and necessary preparations for next time.
 - In principle, repainting is done every 3 years. Covered by maintenance contributions.
 - We have used the same firm (Glews) for the last 4/5 times. They have been reasonably priced and conscientious.
 - After some discussion about the timing of the next repainting it was decided that we go with April 2024 for the start of the next repainting as this was the earliest date that Glews were available.
- DH mentioned that all homeowners are responsible for fixing their own woodwork.
 - John Tew, who previously did much of this work has retired.
 - Residents at the Hall have found sub-contractors from Greenwich Joinery who work independently. Seem reasonably priced and reliable. **[ACTION] DH to make contact with these sub-contractors.**
- FC asked if people can do it earlier if they felt they needed to?
 - DH answered that all houses need to be painted at the same time
- CP asked about the cost per house? DH said that repainting the entire green cost £37k incl VAT last time.

Dog control outside number 1

- JS said that we're having lots of trouble with dog fouling outside number 1. People going past let their dogs play on it. Part of issue may be that it looks scruffy. Hopefully once planting is done, people will be less likely to allow their dogs to go there.
- FC suggest that an edging on the pavement could be helpful. But general feeling was that this shouldn't be necessary as there weren't similar problems in the past even without edging.

Signage

- AG suggested that we should look at the signage for Corner Green. He felt this was currently a bit tired, and didn't help with the situation outside number 1. There was some agreement with this.
 - **[ACTION] Directors to look at options around this.**

10. Motions from Members (circulated to members at least one week ahead of the meeting, if applicable) - None

Andrew Gibson

Director, Corner Green Residents Society Limited and Chair of the meeting

CGRS AGM – July 22