

CORNER GREEN RESIDENTS' SOCIETY LIMITED

ANNUAL GENERAL MEETING

TUESDAY 12th SEPTEMBER at 7.30pm at St Michael's Church Hall

Attendees:

Andrew Gibson (Director) – No 6 - Chair

Rosie Hewson (Director) + Dick Hewson – No 21

Tristan West (Director) - Note taker + Heather MacFarlane – No 14

Nik Thuesen (Director) - No 2 - Treasurer

Mark Helm - No 8

Jess MacFarlane - No 16 - Until 20.35

Dan Radcliffe - No 4

Jane Shakespeare - No 12

Juliet Cairns - No 11

Nadine White - No 15

Kate Sabapathy - No 19

Fiona Colbeck - No 5

Alison Rivers- No 17

Rose Abdollahzadeh - No 1

Apologies:

David Howes - No 7 - Proxy held by Rosie Hewson

Claude Perera - No 18 - Proxy held by Rosie Hewson

Mac and Gill Cochrane - No 10 - Proxy held by Nik Thuesen

Matthew and Fin Sellman - No 20 - Proxy held by Nik Thuesen

Motions

Accepting Proxies

All in favour of allowing late proxies.

Minutes of 2022 AGM

All happy to approve these minutes

Directors Report

Rosie is standing down as a director after many years of service. All thanked Rosie for her service to CGRS and a set of gifts were presented.

Election of directors

Nik, Andrew and Tristan were re-elected.

Mark Helm volunteered to stand as a director. Seconded by Rosie. All were in favour.

Treasurer's report

The treasurer's report recommended that the monthly service charge be increased to £150.

There were questions around the necessity of increasing the service charge at this time given the large balances in the CGRS bank accounts. A large fraction of this is earmarked for the

repainting and road resurfacing meaning that an increase in service charge would be necessary to maintain reserves above 3 times annual spending.

There were questions around whether the current plan to resurface the road in 2025 is still the most appropriate timeline and whether or not this could be repaired instead. Any plans to resurface the road would need to work with other plans for the green.

This issue was addressed by a motion further down the agenda.

Appointment and Fixing Remuneration of Auditors

Approved

Gardening Committee Report

No mow May divided opinion this year. Almost all present agreed that this should happen again this year. Gardening committee to liaise generally about the details of how to implement the scheme again.

Neighbourhood Watch Report

No reports on Corner Green this year. Crime rates in Blackheath Westcombe and Greenwich more broadly have been stable. Mark asked people to keep their garages in good repair as this discourages criminal activity.

Sustainability Committee Report

Rose thanked everyone who filled in the survey on schemes earlier this year. Based on their meetings and constellations, the sustainability committee made the following recommendations:

1. Discuss sustainable gardening practices with Seasons e.g. around leaf blowing. There was general agreement with the proposal to have these conversations. Fiona volunteered to take part in these as a member of both the gardening and sustainability committees.
2. Composting bins in the space near the lower garages. Mark and Rosie raised concerns that food waste would be put in this and that this would encourage pests. All agreed that the sustainability committee should investigate further by speaking to other Span estates to understand issues they have experienced.
3. Installing a water butt near the lower garages - there were concerns around how this water would be used. All agreed in principle that this would be good even if it was only used during periods of drought.
4. Creating an online repository of things people have tried around energy efficiency and green initiatives which could be shared with the rest of CGRS and other Span estates. Sustainability to pull this together.
5. Upgrading the electrics in the garages - discussed as part of motion lower down the agenda.

Increasing CGRS service charge

The service charge has not been increased for 10 years and the current inflationary climate means the service charge needs to be increased to sufficiently cover future costs. Please see the attached treasurer's report for further details.

Proposal:

1. Increase the CGRS service charge to £150 per house per month.

Meeting Notes:

The motion to increase the service charge to £150 per month failed by 11 votes to 5.

A subsequent motion (proposed by Nik, seconded by Andrew) to increase the service charge to £140 per month passed by 12 votes to 4.

Clarify limits on directors discretionary spending**Proposal:**

1. Directors discretionary spending be limited to £10,000 between AGMs.
2. Directors discretionary spending be limited to £2,000 for any single item.
3. The "Information for residents" document be updated to reflect these changes.
4. A motion restating these limits is made at each future AGM.

Meeting Notes:

Juliet expressed reservations around discretionary spending as minutes of directors meetings have not always been circulated. Directors agreed to redouble their efforts to do this in reasonable time.

All but one present agreed.

Repainting Corner Green

Glews have supplied a reasonable quote in line with inflation. No further quotes have been obtained as the quality of the past work has been satisfactory. It is proposed that a pre works inspection be carried out and a post works survey performed. Glews will perform the pre work inspection in time for residents to complete any necessary work. Roger Barron to be appointed to carry out the post works survey as in previous years.

Proposal:

1. Approve quote from Glews
2. Approve Roger Barron survey post works

Meeting notes:

Woodwork repairs: John Tew has now retired and so cannot do the woodwork repairs as previously. Dick has spoken to residents of the Lane and they recommended contractors who could do repairs to boards, but not windows. The painting foreman has contacts with another joinery company, Dick offered to speak to them if required. Another option is Jason, however he would only be able to do works on weekends. The pre-work survey is planned to happen within the next few weeks.

All approved the quote for Glews and approved a post work survey by Roger Barron. All also approved that a pre-work survey should take place. Dick will liaise with Glews to arrange for this to proceed.

Establishing subcommittees for Works and Social Events

The current directors do not have adequate time to organise works and events. New subcommittees will allow volunteer residents to take charge of projects or events as deputies to the directors.

Proposal:

1. Establish a subcommittee to manage works projects. With a budget of £1000 delegated by the directors annually, to be reviewed at the next AGM
2. Establish a subcommittee to organise and coordinate social events for the the green with a budget of £100 delegated by the directors annually, to be reviewed at the next AGM

Meeting notes:

The works committee remit would include: painting, the roads, lights etc. The budget is intended for small expenses such as recent work by Blue-Lite to change the lights on the lower garages.

Guidelines and rules for these committees would need to be put in place, particularly with regard to liability for works projects.

All approved, subject to suitable guidelines being set for the subcommittees.

Removing the Minister's tree

Alan Brignall has advised the directors that the minister's tree "has severely died back and is in decline. I doubt anything can be done to reverse its fortunes and recommend that you consider felling it before it becomes potentially hazardous."

The directors have requested quotes from 3 tree surgeons to carry out this work.

Nemus Tree Care - £1300 excl VAT

Oxleas Tree Care - £3060 excl VAT

Alan Brignall - £1350 excl VAT

Proposal:

1. Approve work to remove the minister's tree by either one of the following tree surgeons: Nemus Tree Care, Oxleas Tree Care or Alan Bignall.
2. Authorise gardening committee to investigate replacement

Meeting notes:

It was suggested that putting a monument of some kind from the stump would be nice. All three tree surgeons stated that they would not be able to plant a tree in the exact same locations.

It was recommended that Alan Brignall do the work due to our previous good experience of his work. All approved save Dick and Rosie who abstained. Rosie will liaise with Alan to arrange for this work to be carried out.

Clarification of definition of an extension

In the EGM regarding no. 12 on 11/07/23 it was agreed that we should clarify the definition of an 'extension' for the benefit of assessing the size of future proposals and where CGRS approval is required and a neighbour veto applies.

Proposal:

1. An 'Extension' to be defined as any permanent structure that deviates from the original footprint and shape of the house. A new structure on an existing footprint that is not original still constitutes an 'extension' and requires approval.

2. The size of the 'extension' is to be determined vs. the original footprint of the house (including the back porch/dustbin shed).

Meeting Notes:

It was felt that this is a complicated issue which required further investigation.

New Signage for Corner Green

As discussed at EGM new signage is proposed for Corner Green. Please see the attached file for details. Residents must agree on colour scheme and font type.

Proposal:

1. Accept quote in parts or fully,
2. Agree colour scheme and font style

Meeting Notes:

There was no agreement to replace all of the signs.

The meeting voted 6 in favour of, 7 against, replacing the current welcome sign with a granite sign.

All agreed that the directors would investigate other metal sign options and that they would consult with members via email on proposed designs.

Electrical Check of Garages

The electrics of many of the garages are very old. This is potentially dangerous. Members have also enquired about the possibility of using the electrical supply of their garage for

charging an electric vehicle. An electrical survey will allow CGRS to assess the need for any safety critical work and the suitability of the systems for uses such as charging vehicles.

Proposal:

1. The directors be authorised to arrange for Blue-Lite to conduct a survey of the electrics of every garage.
2. Arrangements are made for Blue-Lite to have access to every garage as required to perform this check.

Meeting notes:

All were in favour.

AOB

Dan proposed a motion of thanks to the directors and committee members for their efforts this year. Dick seconded, all present were in favour.

There was no other AOB.

The meeting ended at 10.15pm.