

CORNER GREEN RESIDENTS' SOCIETY LIMITED

ANNUAL GENERAL MEETING

TUESDAY 24th SEPTEMBER at 7.30pm at St Michael's Church Hall

Attendees:

Andrew Gibson (Director) – No 6 - Chair

Tristan West (Director) – No 14 - Note taker

Mark Helm (Director) - No 8

Louise Shen - No 23

Fiona Colbeck - No 5

Anthony Wright - acting on behalf of Tom Smith - No 22

Juliet Cairns - No 11

Rosie and Dick Hewson - No 21

Mac Cochrane - No 10 - until 9.10pm

Kate Sabapathy - No 19

Dan Radcliffe - No 4

Rose Abdollahzadeh - No 1 - from 8pm

Apologies:

Jane Shakespeare - No 12

Claude Perera - No 18

Nik Thuesen - No 2

Matthew and Fin Sellman - No 20

Jess MacFarlane - No 16

Motions

Minutes of 2023 AGM

Minutes were approved without objection.

Directors Report

Nik stood down as director and treasurer earlier in the year. All expressed their thanks for his work for CGRS.

Seasons have recently installed compost bins next to the lower garages. There was a query on whether or not residents could use these. The current policy is that only Seasons should use it. The directors will send around a note to inform residents of these.

Finding a replacement supplier for the unmetered supply for the street lights was a particular challenge.

Election of directors

Mark, Andrew and Tristan were re-elected as directors.

Louise Shen volunteered to stand as a director. Proposed by Mac. Seconded by Tristan. All were in favour.

Treasurer's report

There is no proposal to change the service charge at this year's AGM. Louise will investigate investing our reserves to earn interest. This will require registering CGRS Ltd for corporation tax.

Appointment and Fixing Remuneration of Auditors

All approved retaining Porter Garland as auditors.

Gardening Committee Report

Major work was the regrettably necessary felling of the Minister's tree. Kate queried where the Honeysuckle is proposed to be planted near number 19, Fiona will ask for more details and get back to her.

All expressed their thanks to the Gardening Committee.

Neighbourhood Watch Report

There were a number of opportunistic burglaries at Span estates on the Cator Estate this year, and another burglary at no 64 Corner Green.

Works Report

Dick reported on the repainting. There had been a 4 year gap between repainting projects this time. Dick recommended that the next painting happens in 3 years. In order to guarantee availability of contractors, he recommended that we give Glews 2 years notice if we wish to use them again.

The option of removing the asbestos from homes was discussed as this can be dangerous if disturbed, however if untouched this danger is limited. Mac warned that removal is likely to be on the order of £10k per house.

If there are any outstanding snagging issues, please inform Dick by the end of September.

All thanked Dick for his efforts.

Sustainability Committee Report

Rose polled the meeting to gauge interest in procuring surveys on making Corner Green homes more sustainable. This was supported. Rose will explore this further and make a proposal to the directors.

Rose polled the meeting on feelings around a pond. It was agreed that the Sustainability committee should explore this further.

All thanked the sustainability committee for their work.

Restating limits on directors' discretionary spending

Proposal:

1. Directors' discretionary spending is limited to £10,000 between AGMs (same amount as past year).
2. Directors' discretionary spending is limited to £2,000 for any single item (same amount as past year).
3. A motion restating these limits is made at each future AGM.

Proposer: The directors

Meeting notes:

All were in favour.

Repainting Corner Green

The painting works have now been successfully completed (barring some snagging). The smooth progress of this was greatly helped by Dick's work to coordinate with Glews, Mick Dwyer and residents.

Proposal:

1. Express our sincere gratitude to Dick for all his work.

Proposer: The directors

Meeting notes:

All were in favour.

Clarification of definition of an extension

The current definitions around extension have ambiguities that can lead to disagreement.

Proposal:

1. Hold a consultation meeting for interested members to discuss a clarified definition of an extension to be voted on at a future EGM.

Proposer: The directors

Meeting notes:

All were in favour of convening a group to discuss this. Andrew will arrange this in the coming months.

Repaving CGRS roads

The directors have received input from David Hollick that the road is in a good condition and will not require relaying for around 5 years. Furthermore, the directors anticipate that electrical and broadband works that may require digging up the road will be necessary in the next 5 years. As such the directors recommend that we do not repave the road at this point.

However as this is typically the largest financial decision made by CGRS, the directors want to offer members the opportunity to input into this decision.

Proposal:

1. The directors undertake to source at least three independent and comprehensive quotes for work to repave the Corner Green access roads in 2025.
2. These quotes are brought back to an EGM to select the most appropriate quote and arrange for work to go ahead.

Proposer: The directors

Meeting notes:

Those present voted against repaving the roads in 2025, but to review this decision at the next AGM.

Repaving communal paths

The directors have received input from David Hollick that the bike track (circular path) is in good condition, but that several other areas of paving require attention. These are the path

opposite no 62, the path behind no 23, and the paving slabs around nos 8, 9 and 10. The directors recommend that this work goes ahead, subject to an EGM to agree the budget. The directors have received one quote for this work, and will source at least 2 more if this motion is passed so that all 3 can be considered at an EGM.

Proposal:

1. The directors undertake to source at least independent and comprehensive quotes for work to repave the Corner Green paths in 2025.
2. These quotes are brought back to an EGM to select the most appropriate quote and arrange for work to go ahead.

Proposer: The directors

Meeting notes:

It was pointed out that there are areas of uneven paving around numbers 15 and 16. Following this addition to the works brief, the motion was passed unanimously.

New Signage for Corner Green

Last year's AGM voted against new granite signage for Corner Green.

Proposal:

1. New metal signs for Corner Green are investigated.
2. Directors inform members of the outcome of these investigations, consult members via an EGM if the spend required for these exceeds their discretionary spending limits.

Proposer: The directors

Meeting notes:

All were in favour of this.

Electrical works for communal and garage supplies

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.

The communal electrical supplies of the green are on several different circuits. One of these (the streetlights) is unmetered which means that available supply options are very expensive.

The directors are grateful to Mac and Rose for their work so far with Blu-Lite, Holbie Sollis and collating recommendations from other Span estates.

Proposal:

1. A range of options for resolving the electrical issues of the green are compiled by the directors with support from interested members.
2. These options are brought to an EGM to agree on an approach.

Proposer: The directors

Meeting notes:

Rose and Mac shared some details on their work to date. Andrew also shared some information on a potential option using solar panels that the directors will consider alongside other options.

All were in favour of this motion. A range of options will be collated, considered and brought to an EGM.

Measures to deter mopeds

Currently we have mopeds sometimes driving through the pedestrianised area of the green at night.

Proposal:

1. Installation of a staggered gate at either end of the green to stop mopeds, cyclists and electric bikes going through.

Proposer: Matt and Fin Sellman (no 20)

Seconded: Dick Hewson (no 21)

Meeting notes:

There was a general feeling that this can be mitigated by adding a note to delivery drivers not to do this and that the proposed gates would cause access issues.

This motion was voted down.

Measures to deter heavy goods vehicles

Heavy goods and construction vehicles driving through Corner Green, this is ripping up the road, not to mention the noise and they are getting very close to Kate's car which is parked on the corner.

Proposal:

1. Putting up a sign for a height and width restriction (which fire engines and the dustbin lorry can ignore) but will make the construction vehicles slow down or not use the road.

Proposer: Matt and Fin Sellman (no 20)

Seconded: Dick Hewson (no 21)

Meeting notes:

There was a general feeling that this would have limited success. The motion was voted down.

AOB

Juliet raised the issue of skips. The directors will discuss the skip policy in a forthcoming meeting.

There was a request to change the time at which the lights on the Green switch on. Mac warned that he has previously attempted this, but that the controls are difficult to access and very fiddly. The directors will investigate.

Fiona asked about the possibility of turning the lights on the green off after a certain time of night. Several people expressed objections to this on grounds of safety so no action will be taken at this point.

The meeting ended at 9.35pm.