

CORNER GREEN RESIDENTS' SOCIETY LIMITED

DIRECTORS MEETING

TUESDAY 13th JUNE at 7.00pm at 21 Corner Green

Attendees: **Rosie Hewson – No 21**
Nik Thuesen – No 2
Tristan West – No 14
Andrew Gibson – No 6

Apologies: **None**

Subject	Action
<p>Revisions to agreed plans for extension to number 12</p> <p>It was brought to directors attention that current building work at number 12 is substantially different to the work agreed in 16th March 2023.</p> <p>All agreed that work would need to cease pending a decision on the revised plans by an EGM.</p> <p>Andrew to message number 12 asking for updated plans. Tristan to send out notice of EGM for earlier possible date following receipt of all necessary paper work.</p>	<p>Andrew/Tristan</p>

<p>Professionalising CGRS</p> <p>It was proposed that directors hold regular monthly meetings, with residents advised of the rough timing of these meetings. Residents would be given until a week before each monthly meeting to raise issues for discussion.</p> <p>Tristan to set up recurring meeting invites.</p>	<p>Tristan</p>
<p>Company seal and share certificates</p> <p>Andrew now has the company seal. He will issue number 20 a share certificate. He will also ask them to settle the outstanding balance on their account.</p>	<p>Andrew</p>
<p>Painting</p> <p>Dick Hewson joined the meeting to provide details of quotes.</p> <p>In previous years work was done by Glews. They are quoting £44k for the work. This is a 10% increase on what we paid in 2020.</p> <p>Dick also recommends conducting a pre-survey before any work starts to give residents a prompt to do any necessary works on their house. This would cost around ~£1200. He also recommends a survey by Roger Baron once work is completed to ensure the quality of the work. This would cost an additional £1000.</p> <p>The directors do not have any other quotes. This work could go out to tender, but that would introduce uncertainty on the expected quality of the work.</p> <p>All agreed that the cost increase was reasonable, and that Glews have completed good work in the past. On this basis, all agreed to recommend that this quote is accepted at the AGM.</p> <p>Dick to provide a motion proposing this approach at the AGM.</p>	<p>Dick</p>

<p>Accounts</p> <p>All present are satisfied with the accounts. Nik will leave the current surplus in the redecoration account and redistribute once the painting work has been done.</p> <p>In light of recent inflationary rises by suppliers it will be necessary to increase the service charge. This is currently set at £130 PCM, but has not been revised for several years.</p> <p>Tristan and Andrew expressed concern that the CGRS cash reserves may be completely spent on the painting and resurfacing. Any service charge increases should be set to protect CGRS against the future economic climate while ensuring sufficient reserves remain in case something happens that requires urgent work e.g. a tree falling.</p> <p>Nik will propose a series of options for increases which will mean that the service charge should not need to be increased again for another 3-4 years.</p> <p>Factors that will be considered as part of this are inflation, potential costs of works to resurface the roads.</p>	<p>Nik</p>
<p>Roads</p> <p>BCER emailed around about the road upgrades. Andrew replied saying who he is and expressing interest in CGRS doing our roads at a similar time to them. Yet to hear back about this.</p>	<p>Andrew</p>
<p>AGM Prep</p> <p>Nik acquired about renting the church hall. Available to rent until the last week of July at a cost of £85.</p> <p>Scheduling issues for directors mean that first viable date would be the first week of August. Thursday 3rd was proposed as a possible date, Rosie volunteered that this could be held at number 21.</p> <p>Tristan to collate motions. Including a motion on our spending limits.</p>	<p>Tristan</p>
<p>Summer Party</p>	<p>Rosie</p>

22nd July proposed a the date for this. Rosie to liaise with Heather to arrange this.	
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Outstanding Actions from previous meeting

Subject	Action
<p>Broadband: Andrew to talk to Emily at no 20 to discuss 5gb and fibre optic.</p> <p>Tristan has started a job working on fibre broadband investment at Virgin Media. He will look into predicted impact of different technologies and report back.</p>	Andrew/Tristan
<p>Repainting: Dick Hewson has spoken to the sub- contractors of Greenwich Woodworks whilst working in The Lane. Also spoke to residents. Residents said good value and high standard of work. Need woodwork repairs done before re- painting and to get a list of available carpenters. Dick waiting for Sub contractors to visit Corner Green. Will then update Directors</p>	Dick Hewson
<p>Electricity in garages: Wiring needs looking it and then to get a quote to ensure garages have electricity. Safety inspection. Then there will be a fixed tariff for households depending on use eg fridges/freezers. All the garages would need to be open at the same time for inspection. Nik to follow up electrician. Rosie to update Mr Smith at no 22 following email.</p>	Nik/Rosie
<p>Points for electric cars: Andy Slater in The Keep has done a lot of work on this and is prepared to share his information. Andrew to lead and will get in touch with Andy. Mac is also keen to be involved in this process.</p>	Andrew

<p>Service charge increases: Prices for services like tree work gone up significantly in line with inflation. This is also likely to be true for costs for road and path renewal. Any new initiatives such as the introduction of electric charging points or improved broadband would need additional funding.</p> <p>Nik suggested a ballpark figure of £150 to cover inflation and increases over the 4 years since it was last increased. Nik to come up with proposal for increase ahead of next AGM and to suggest a process for setting the service charge for future years.</p>	<p>Nik</p>
<p>Road and path renewal: All agreed that there is no need to do this urgently. However, there is some unevenness paving areas around number 1 and the steps outside number 19. Directors to continue monitoring this.</p>	<p>Directors</p>
<p>Roof Clearing: Nik has previously arranged this with roofers. But its unclear if a roofer is appropriate for this job. This job may more naturally fit with the gardening subcommittee. Rosie previously asked Nadine about this, but nothing happened. Rosie to try again.</p>	<p>Rosie</p>
<p>Refreshing website: All present agreed that it may be worth refreshing the Corner Green website. This could help drive engagement from CGRS members, and could also include a page of relevant information for external visitors.</p> <p>Tristan to consider options for refreshed website.</p> <p>Tristan to put together a “Spec sheet” document on common issues around works for Corner Green houses. This can be shared via the website. Topics that should be covered include paint colours, and lists of contractors that people have used.</p>	<p>Tristan</p>

<p>Simplifying treasurer duties: Nik identified several changes he would like to make to simplify the treasurer duties. These included a new bank account that can exported easily into external software and have signatories added more easily. He also suggested using the same software he uses for his own business. This would create automated templates for invoices (such as to No 60).</p> <p>This may lead to a cost to CGRS, but this should be less than £100/year. All agreed that this is reasonable.</p> <p>Nik to start making these changes.</p>	<p>Nik</p>
<p>Next AGM: Next AGM planned for June or July. We may not need to print out 23 copies of all documents. Printing this cost around £120 for last year's AGM. This year we will ask whether members would like a printed copy as part of the AGM notice, with the default position being not to print hard copies unless requested.</p> <p>Tristan to start collating items for the agenda.</p>	<p>Tristan</p>
<p>Sustainability</p> <p>Rose and Mac came. Shared survey results. 15 responses ~65%.</p> <p>One person said not convinced CGRS is right body to do things.</p> <p>Repeated concern around misallocation of capital resources.</p> <p>Most supported suggestions:</p> <ol style="list-style-type: none"> 1. Biodiversity 2. Share info on making houses more energy efficient 3. Adaptations against extreme weather/renewable energy for communal area. 4. Electric cars <p>Rose proposal:</p>	

- COnversation with Seasons about how they garden. Can this be more supportive of biodiversity.
 - May need to stop using Seasons if they're not open to this.
 - Ask who the best person is to have that conversation.
 - We pay them ~£7000 per year. Nadine does most talking to them.
- Suggestions include understanding pesticides, stopping using petrol tools, blowers, cutting ivy, frequency of grass cutting.
- Creating clearer remit for the gardening committee on encouraging sustainability.
 - Grandfathering planting in favour of pollinators
 - Water butts
 - Mulch from leaves etc
- All happy to ask Gardening committee to speak to Seasons.
- Rose to speak to gardening sub committee

Proposla 2

: Bird surveys, bug hotels

Surveys among residents

Could put up some of these things together as part of the summer party. Encourage youngsters to get involved.

SusCom to takes this on.

Proposal 3

Sharing info on energy efficiency

Could speak to local architects about this.

Could post results on website

Ways of improving houses

Preferred lists. Dan used to run something similar. Could reinstate and put on website.

<p>Mitigating extreme weather and renewables are tricky.</p> <p>Car EV charging</p> <ul style="list-style-type: none"> • Complicated. Time limited. • Proposal - small group sprinting on it. • Rewiring all garages. • Nik looked into rewiring garages. Three different circuits. Get BlueLight to report on the work. <ul style="list-style-type: none"> ◦ Would also need to metre people's garages. ◦ Possibly prepayment meters for garages? • Communal chargers - Andrew spoken to people on the Keep. They have a card activated thing. <ul style="list-style-type: none"> ◦ Don't know how they paid for the installation. ◦ Lane and Papillon's walk have decided not to use their capital budget for installation. • We own lampposts, council has to maintain them. 	
<p>Works committee</p> <p>Road</p> <p>Painting</p> <p>Electrics</p> <p>Mac and Dick</p> <p>Can we piggyback on BCER work?</p>	
<p>How much does company secretarial and bookkeeping services cost. Nik to speak to Porter Garland.</p>	

<p>Fun committee</p>	
<p>Proposed motions for AGM</p>	
<p>Neutral venues for EGMs/AGMS,</p> <p>Nik to speak to church hall</p>	
<p>Accounts submitted to auditors</p> <p>Bond returned interest.</p> <p>Do we want to earn more than £600 in interest? Would need to register for capital gains tax. Simpler to stay below threshold for now.</p> <p>Could we apply for charitable status?</p> <p>Little presentation at start of AGM? Andrew to prepare.</p>	