

CORNER GREEN RESIDENTS' SOCIETY LIMITED

DIRECTORS MEETING

Monday 2nd September at 8pm at Princess of Wales

Attendees:

- Louise Shen – No 23**
- Mark Helm – No 8**
- Tristan West – No 14**
- Andrew Gibson - No 6**

Apologies:

Subject	Action
<p>AGM Prep - Provisionally booked for 24th September</p> <p>Tristan to send out notice together with the directors report.</p> <p>The treasurer's part will need to be sent out later this week with apologies. This is taking longer than expected due to handover.</p> <p>Tristan to add motions on road renewal and repaving the paths based on the estimates Mark has received from David Hollick.</p>	Tristan
<p>Handover between Nik and Louise</p> <p>Louise now has access to all bank accounts.</p> <p>Nik will write the treasurer's report for the AGM. Once this is complete, the handover will be complete.</p>	Louise & Nik

<p>Number 22 Extension</p> <p>We have received details of the proposed extension for number 22. They are currently in discussions with their immediate neighbours around this. If they reach an agreement we will call an EGM to discuss this.</p>	
<p>Road</p> <p>Mark has received quotes from David Hollick on re-laying the road and re-paving the paths. These are attached below.</p> <p>David's recommendation is that the road will not need re-laying for another 5 years, but that there are areas of the path that need attention.</p> <p>At the AGM, we will put forward motions on both of these options. The directors' recommendation will be that we do NOT address the road in the next year, but that we will start the process of re-paving impacted areas of the path.</p>	<p>Mark</p>
<p>Ongoing works at 62 Corner Green</p> <p>Andrew to send an email to owners of 62 Corner Green reminding them of what they can and cannot do with the communal areas.</p>	<p>Andrew</p>
<p>Repainting</p> <p>The painting work has now been completed.</p> <p>Following Dick's email to members around snagging, the directors assume that everyone with issues has spoken to either Glews or Dick about any snagging work.</p> <p>The directors have paid the remaining balance (less a 2.5% retention) when invoiced by Glews.</p>	<p>Tristan</p>
<p>New Signage</p> <p>AGM approved aluminium signs in the style of the existing ones.</p>	<p>Tristan</p>

<p>Tristan to add a motion on this at the AGM and ask Heather MacFarlane to pick up progressing this.</p>	
<p>Electrical Works</p> <p>Mac organised for Blu-Lite to provide a quote for rewiring the garages last November. Given the size of this cost, the directors agreed that we would require additional quotes before any work could take place.</p> <p>Mac and Rose spoke to Holbie Gillis, an electrician who was recommended by another Span estate. He has quoted £350 to conduct a survey of the garage electrics.</p> <p>Andrew has a contact who specialises in small solar installations. He is keen to work with residents associations. He has proposed installing solar panels on some garages alongside a suitcase sized battery. This could power all communal lights, and potentially the garages too. He is doing a desktop sun survey on where panels could go and will provide a quote.</p> <p>Directors to provide an update on this at the AGM and continue to collate options.</p>	<p>Tristan + Andrew</p>
<p>Compost Bins and Water Butts</p> <p>The directors have previously approved quotes for these. The Sustainability Committee are working with Seasons to arrange for them to be installed. These are due to be installed in the next month.</p>	<p>Tristan</p>
<p>Bank accounts</p> <p>Nik had previously looked at investing £85,000 in a 1 year bond with Lloyd's and place the rest in an easy access bank account. This will still leave enough money to do the painting and other works for the year. As a large amount of the money is earmarked for the road work.</p> <p>Louise to speak to Nik about where he has reached with this.</p> <p>We would be liable for corporation tax if we did this, and would also need to pay our accountants a handling fee to sort this.</p>	<p>Louise</p>

<p>Based on discussions Louise has had with our accountants, we could earn two to three thousand pounds a year net of tax and fees. She will explore this further once the handover from Nik is complete.</p>	
<p>Tree Works</p> <p>The directors have received quotes for several pieces of tree work from Alan Brignall via Nadine.</p> <p>In considering these requests, the directors decided to only fund work on trees on communal CGRS land, which could be dangerous and/or be a source of liability for CGRS Ltd. If residents want to do work at private expense they can with appropriate approval from directors.</p> <ul style="list-style-type: none"> ● The cherry tree next to number 1 is dying and could become hazardous. Alan recommended that this is felled. Works quote £680 - Approved. ● A silver birch on Corner Green land is growing through the back fence of number 6, it is very oppressive, overhanging much of the garden and growing at quite an angle towards the house. Works quote £960 - More details required before this can be approved. <ul style="list-style-type: none"> ○ Andrew spoke to Alan Brignall - he thinks it needs to come down because the lean is growing. He has been tracking for 6 years. Fungal infection has led to several birch trees falling on the Cator Estate. The first we may know about this is when it falls through number 6. Planning application now in. Could get Greenwich Council tree officer to have a look at it. ● There is a yew tree on the railway land which has a long branch growing over the garden of number 12. The concern here apart from it also being very intrusive is the berries which are poisonous and fall into the garden. Works quote: £175 - Rejected as not on CGRS land. <p>Louise to feed back to Nadine on this.</p>	<p>Louise</p>

Mark Helm

Corner Green Residents

Footpath and road repairs

Footpath opposite no 62 36sqmetres £2489.00 plus vat

Footpath by rear of no 23 53square metres £3583.60 plus vat

Specification Excavate footpath to a depth of 125mm remove all spoil. Lay 50mm of Type 1 and compact. Lay 50mm of 20mm dense binder course tarmac and 25mm of 6mm surface course.

Paving by 8 9 10 Lift paving dig out roots relay sub base and relay paving.

Labour and materials £1980.00 plus vat

Roadway from the entrance at Pond Road to the main car park 410sqmetres

Remove existing surface to a depth of 100mm .Allow 1 day 2men to relay damaged or sunken granite setts. Supply and lay 60mm of 20mm dense base course tarmac and 40 mmof. Reform subbase and compact with a mechanical roller .Supply and lay 60mm of 20mm dense base course tarmac and 40mmof 10mm SMA surface course. Construct 2 new speed humps

Labour and materials £27650.00 plus vat

I hope that this estimate is acceptable and look forward to hearing from you

Regards David Seasons Landscapes

2 Hopedale Road London SE7 7JJ

Telephone 020 · 8858 1700

David Hollick NCHC · Matthew Wood NDLC

Company Registration No. 5250127