

CORNER GREEN RESIDENTS' SOCIETY LIMITED

DIRECTORS MEETING

Tuesday 22nd April at 8.30pm at Princess of Wales

Attendees: **Louise Shen – No 23**

 Mark Helm – No 8

 Tristan West – No 14

 Andrew Gibson - No 6

Apologies: **Nik Thuesen - No 2**

Subject	Action
<p>Nik stepping down as director and treasurer</p> <p>Nik has decided to step down as a director with immediate effect. He has also decided to step down as treasure once preparations for the AGM are complete.</p> <p>All expressed their appreciation and gratitude for Nik's efforts.</p>	
<p>Louise has volunteered to become a director</p> <p>Louise has volunteered to stand to be a director at the next AGM. She has also volunteered to take on the role of treasurer. Louise will liaise with Nik to discuss a handover of the role.</p> <p>Andrew, Mark and Tristan welcomed Louise to the meeting, and thanked her for volunteering.</p>	Louise & Nik

<p>Road</p> <p>Need to consider when the road will be done. Need to consider if repair is a better course of action. Could be more economical and environmentally friendly, but would need to consider whether this would be more costly in the long term. To be discussed with the works committee once this is constituted.</p> <p>However the paths are showing signs of wear and tear. Mark to talk to David Hollick to get a quote from Seasons for renewing the paths. This will be discussed at a future meeting.</p>	<p>Mark</p>
<p>Replacement for the Minister's Tree</p> <p>The gardening committee have decided on a Conference Pear tree as the replacement for the Minister's tree. Alan Brignall has quoted £1373.50 to source, transport and install the tree.</p> <p>All agreed. Tristan to speak to Nadine.</p>	<p>Tristan</p>
<p>Cator Estate Payment</p> <p>Nik has paid the latest Cator Estate charge. This contained an additional component to cover the cost of BCER's road renewal works. Other Span estates have disputed the justification for this additional road payment. This will be discussed at the next Span Together meeting.</p> <p>While the dispute is ongoing, we won't pay the extra for future instalments.</p>	
<p>Knowledge sharing with other Span Estates</p> <p>The next Span Together meeting is on May 7th. Mark to attend.</p>	<p>Mark</p>
<p>Ongoing works at 60-64 Corner Green</p> <p>Andrew to draft an email to owners of 60-64 Corner Green reminding them of what they can and cannot do with the communal areas.</p>	<p>Andrew</p>

<p>Information for residents factsheet</p> <p>Mark has produced updated versions of the Information for Residents factsheet and the skips policy. Once the other directors have reviewed these documents they will be sent out to members and uploaded to the website.</p> <p>Tristan to Louise before sending out.</p>	Tristan
<p>Repainting</p> <p>Painting is underway. 1-3 have been virtually finished (subject to snagging, applying black paint (bottom of fronts and backs) and Kendal Green paint to roof strips) and some preparatory work on house nos. 4-6 has been done. Glew raised an invoice of £5,922 to cover this first parcel of work, which we have paid.</p> <p>It is unclear how the owners of garages who are not CGRS members pay for painting on their garages. Tristan to ask Dick about this.</p>	Tristan
<p>New Signage</p> <p>AGM approved aluminium signs in the style of the existing ones.</p> <p>Andrew to discuss this with Nic Gibson regarding opportunities..</p>	Andrew
<p>CGRS Electricity Contracts</p> <p>We have now found a new electrical supplier via a broker.</p> <p>Andrew knows someone who is looking for test cases for solar powered batteries. Once he has finished with his current projects he will survey our streetlight supplies to see if this would be a suitable project for him.</p>	Nik, Mark
<p>Electrical Works</p> <p>Mac organised for Blu-Lite to provide a quote for rewiring the garages last November. This came to £16,200.00 + VAT (full quote attached to previous minutes). Given the size of this cost, the directors agreed that we would require additional quotes before any work could take place.</p>	Tristan + Andrew

<p>Since then issues with the communal supply for shared services have also arisen.</p> <p>Rose has found people who have done similar work for other Span estates. Tristan to follow up with her on this.</p> <p>Andrew to explore with his friend.</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. Tristan to report back on their progress following next Sustainability Committee meeting.</p>	Tristan
<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>	Nik & Louise
<p>Parking Enforcement</p> <p>UK Car Park Management Ltd, who manage our car parking enforcement systems, emailed David on 23/10/2023 to inquire if we still needed their services as we haven't issued any tickets recently. Mark has spoken to them and told them that we do wish to keep the current arrangement in place to which they agreed.</p> <p>They have now requested that we join a membership scheme which is reclaimable against ticket charges. They will charge £7/month for this. All were in favour of doing this. Mark will commit to this contract once UK CPM get in touch again.</p>	Mark
<p>Gutter Clearing</p> <p>Grant Thompson carried this out on 12th April.</p> <p>Directors to ensure invoice paid once this is received.</p>	

Clarifying definitions on extensions

Andrew

There are a number of ambiguities in the current rules around extensions. A motion attempting to clarify these was voted down at last year's AGM. To clarify these ambiguities it is proposed to hold a consultation with any interested members and put this forward as a motion at the next AGM. Andrew has produced draft guidelines to act as a starting point for this consultations.

Andrew to circulate his draft.