

CORNER GREEN RESIDENTS' SOCIETY LIMITED

DIRECTORS MEETING

Wednesday 24th July at 8.30pm at Princess of Wales

Attendees: **Louise Shen – No 23**

 Mark Helm – No 8

 Tristan West – No 14

 Nik Thuesen - No 2

 Andrew Gibson - No 6

Apologies:

Subject	Action
Handover between Nik and Louise Setting people up on the Lloyds and Coop accounts is in progress. Nik will write the treasurer's report for the AGM.	Louise & Nik
Accounts Nik talked the directors through the 2024 accounts from Porter Garland. All were happy to approve. Nik to send necessary documents back to Porter Garland.	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>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 is waiting to have a meeting with David Hollick to look over areas of need and will report back.</p> <p>We are also looking to source alternative contractors.</p>	<p>Mark</p>
<p>Replacement for the Minister's Tree</p> <p>Alan Brignall has installed the conference pear to replace the Minister's tree. All thanked the gardening committee for organising this.</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>Information for residents factsheet</p> <p>Mark has produced updated versions of the Information for Residents factsheet and the skips policy. Tristan has published this on the website.</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 will pay the remaining balance (less a 2.5% retention) when invoiced by Glews.</p>	<p>Tristan</p>
<p>Repaired woodwork around outside taps</p> <p>Dick has arranged for Denbar's to repair the woodwork around the taps outside the garages. They quoted £100 for this. Following this work a further piece of work (charged at £50) was necessary to resolve a leak on the tap on the lower garages.</p>	
<p>New Signage</p> <p>AGM approved aluminium signs in the style of the existing ones.</p> <p>Tristan to ask Heather MacFarlane to pick up progressing this.</p>	<p>Tristan</p>
<p>Unmetered electrical supply</p> <p>Louise spoke to contact in Bexley council who suggested that we switch to LED lights. Longer term he suggested looking at solar power.</p>	<p>Louise</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>Rose has found people who have done similar work for other Span estates. Tristan to follow up with her on this.</p> <p>Andrew has a friend who specialises in small solar installations. He is currently busy with another job, but will assess our work once he is done.</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. The Sustainability committee are chasing Seasons to progress with this.</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> <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>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>	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 has emailed UK CPM to proceed with this. He will report back.</p>	Mark
<p>Clarifying definitions on extensions</p> <p>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</p>	Andrew

<p>motion at the next AGM. Andrew has produced draft guidelines to act as a starting point for this consultation.</p> <p>Andrew to send an invitation to members inviting them to a discussion on this.</p>	
<p>AGM Date</p> <p>A tentative date of September was proposed. To be refined at next meeting.</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. • There is a yew tree on railway 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>Mark to feed back to Nadine on this.</p>	Mark
<p>Communications with residents who are not members of CGRS Ltd</p> <p>Non-owner residents of Corner Green are not on the CGRS mailing list. There is an alternative communications channel via the Whatsapp</p>	Mark

group. Non-residents will be encouraged to join this group. Mark can add new members.	
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