

CORNER GREEN RESIDENTS' SOCIETY LIMITED

DIRECTORS MEETING

TUESDAY 21st FEBRUARY at 7.00pm at 6 Corner Green

Attendees: Rosie Hewson – No 21

Nik Thuesen – No 2

Tristan West – No 14

Andrew Gibson – No 6

Apologies: None

Subject	Action
Extension of Number 12: Michael and Jane at number 12 have submitted plans for a small extension at the rear of their property for approval. The proposed extension is below the volume where approval from direct neighbours is required, but formal authorization from CGRS will require a vote at an EGM. Rosie to liaise with Jane over next steps. Nik and Tristan to put out notice of EGM (see below).	Rosie
Directors discretionary spending limit: Tristan and Nik found that previous meeting notes suggest the discretionary spend limit is £2000 per item with no limits on the number of items. However, this could do with some additional clarification so will be discussed at the AGM.	Tristan

How to handle emergency situations where a spend above this limit is urgently needed for reasons of safety or liability will also be discussed at the AGM.	
<p>Tree Work: Alan Brignall has produced a quote for £3840 (inc VAT) for the remaining necessary work for the trees. This is above the discretionary spending limit of the directors so will be taken to an EGM. Rosie to liaise with Allan around his availability.</p> <p>Separately Alan identified a need for tomography to understand the current state of the minister's tree. He has forwarded a quote of £1,152 for this from Barnes Associates. All agreed that this work should go ahead. Rosie to liaise with Alan Brignall on this.</p>	Rosie
<p>Signage: Nic Gibson (No 6) has quotes from several companies. Her recommended option (using the same firm who did the Keep's signage) would cost £4350 (inc VAT) + £800 for installation for 4 signs. The welcome sign alone would be £2000. She also has indicative quotes from other suppliers.</p> <p>Nik/Andrew to produce a range of options for the next EGM.</p>	Andrew / Nik
<p>EGM on 16th March: An EGM was decided to be necessary based on the items above. Nik to prepare notice of this and Tristan to circulate among members.</p>	Nik/Tristan

Outstanding Actions from previous meeting

Subject	Action
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<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>	<p>Andrew/Tristan</p>
<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>	<p>Dick Hewson</p>
<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>	<p>Nik/Rosie</p>
<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>	<p>Andrew</p>
<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>	Directors
<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>	Rosie
<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>	Tristan
<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>	Nik

<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> <ul style="list-style-type: none"> • CONversation with Seasons about how they garden. Can this be more supportive of biodiversity. <ul style="list-style-type: none"> ○ May need to stop using Seasons if they're not open to this. ○ Ask who the best person is to have that conversation. <ul style="list-style-type: none"> ■ 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. <ul style="list-style-type: none"> ○ 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.

Mitigating extreme weather and renewables are tricky.

Car EV charging

- 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.
 - 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.
 - 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.

Works committee Road Painting Electrics Mac and Dick Can we piggyback on BCER work?	
How much does company secretarial and bookkeeping services cost. Nik to speak to Porter Garland.	
Fun committee	
Proposed motions for AGM	

<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>	