

## **CORNER GREEN RESIDENTS' SOCIETY LIMITED**

### **DIRECTORS MEETING**

**TUESDAY 28th NOVEMBER at 8.30pm at the Princess of Wales**

**Attendees:**

**Nik Thuesen – No 2**

**Mark Helm – No 8**

**Tristan West – No 14**

**Andrew Gibson - No 6**

### **Apologies:**

<b>Subject</b>	<b>Action</b>
<b>Road</b>  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.	
<b>Replacement for the Minister's Tree</b>  The Gardening committee are considering options for replacing the Minister's tree.	

<p><b>Increase to service charge</b></p> <p>Vast majority of residents have increased their monthly payments to reflect the new level of the service charge. Nik to follow up with remaining members individually.</p>	Nik
<p><b>Skip policy</b></p> <p>Nik will write a procedure for skip requests that we can send out in response to any queries.</p> <p>He will also speak to number 62 to remind them of the restrictions on using the access road.</p>	Nik
<p><b>Information for residents factsheet</b></p> <p>Mark to update document and liaise with Directors before distribution via the Corner Green website.</p>	Mark
<p><b>Repainting</b></p> <p>Current plan is for Glews to perform checks in Q1 and start painting in Q2. Nik to stay in touch with Dick over this.</p> <p>Andrew and Mark are compiling lists of carpenters that members may choose to use for any work required.</p>	Nik, Andrew, Mark
<p><b>New Signage</b></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><b>Electrical Survey of Garages</b></p> <p>Mac organised for Blu-Lite to provide a quote for rewiring the garages. This came to £16,200.00 + VAT (full quote attached below). Given the size of this cost, the directors agreed that we would require additional quotes before any work could take place. An independent paid survey</p>	Nik

could also be very useful when considering options. Nik to follow up with Mac.	
<p><b>Compost Bins</b></p> <p>Sustainability Committee received the following quote from Seasons for compost bins similar to those at the Plantation (photos below):</p> <p><i>2 Compost bins 1.2 m high with removable front sides - same timber as the plantation</i></p> <p><i>Each compost bin 2.2 m by 2.2 m square</i></p> <p><i>All timber sides to be pressure treated 200 by 50 mm</i></p> <p><i>6 posts from C- section steel</i></p> <p><i>Materials and Labour -</i></p> <p><i>TOTAL £2129 + VAT</i></p> <p>Mark to speak to Seasons to see if a reduced rate is possible.</p>	Mark
<p><b>Water Butts</b></p> <p>Sustainability committee has received the following quote from Seasons based on installing a water butt on the car park side of the lower garages:</p> <p><i>Slabbed water butt base dug out and laid on 100mm of mortar / concrete</i></p> <p><i>Approx. 1m by 1 m</i></p> <p><i>Materials and Labour -</i></p> <p><i>TOTAL £150 + VAT</i></p> <p>Directors approved this, subject to the butt being installed in a way that ensures that there is no risk of water backing up through the piping onto the roofs of the lower garages. Tristan to discuss this with Fiona.</p>	Tristan

<p><b>Bank accounts</b></p> <p>Nik to invest £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>Nik to add other directors to Co-Op account and sort out signatories on Lloyds account.</p>	<p>Nik</p>
<p><b>Drain Keys</b></p> <p>David Howes (no 7) has purchased a set of keys for the drain covers. Nik to set up a reimbursement for David and ask him to put keys in the electrical cupboard.</p>	<p>Nik</p>
<p><b>Biddy MacFarlane's paperwork</b></p> <p>Jess MacFarlane (no 16) has two filing cabinet shelves worth of CGRS paperwork. She wants to clear space but doesn't know what to do with it. Mark to enquire whether these papers are of interest to any members.</p> <p>Particular areas of interest would be:</p> <p>Lamp posts</p> <p>Disputed territory</p> <p>Road specifications</p> <p>Legal documents</p> <p>Relations with the Cator Estate / frontage</p>	<p>Mark</p>
<p><b>Knowledge sharing with other Span Estates</b></p> <p>We have contacts on the Keep, the Hall. Should look to cultivate links with the Plantation as their houses are of the same construction as Corner Green.</p>	

<p><b>CGRS Electricity Contracts</b></p> <p>Nik spoke to Opus Energy to ask to renew our electricity contracts for the shared electrical services (garages, street lights and lights on path). Opus are no longer willing to provide us with services. 2 of our 3 contracts with Opus (for the street and path lights) are due to end in mid January. Nik to explore other options.</p>	<p>Nik</p>
<p><b>Parking Enforcement</b></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><b>Gutter Clearing</b></p> <p>Grant has retired and can no longer clear our gutters. Nik to email Nadine to ask if this is something Seasons can help with.</p>	<p>Nik</p>