

CORNER GREEN RESIDENTS' SOCIETY LIMITED

DIRECTORS MEETING

MONDAY 23rd JANUARY at 7.00pm at 14 Corner Green

Attendees: **Rosie Hewson – No 21**
 Nik Thuesen – No 2
 Tristan West – No 14

Apologies: **Andrew Gibson – No 6**

Subject	Action
<p>Rosie to stand down as director: Rosie has decided to stand down as a director at the next AGM. Nik and Tristan both thanked her for her service to CGRS.</p> <p>All agreed that it would be useful to have 2 new directors. For now, directors will sound out CGRS members individually to identify any who may be interested in becoming directors.</p> <p>A formal announcement of Rosie's departure and the need for new directors will be made nearer the AGM.</p>	Directors
<p>Tree Work: Rosie followed up directly with Alan Brignall. She has arranged for him to come around and talk her through the work on Feb 1st. He will be there to do work on the critical trees then.</p> <p>Nadine has said that the gardening subcommittee are worried that there is something wrong with the minister's tree. Needs special equipment to look at it. Rosie to discuss this with Alan.</p> <p>Directors have discretion to authorise urgently required work, based on motion at EGM on 22nd April 2022. Non-urgent work will be brought as a motion to the next AGM.</p> <p>Number 31 Corner Keep are paying AB for work on another tree. This is on CGRS land, but Graeme has offered to pay. All present approved that this can go ahead. Rosie to email to confirm that this is ok.</p>	Rosie
<p>Directors discretionary spending limit: There is uncertainty over the exact details of how this works. Tristan to go through documents to get more information on this.</p>	Tristan
<p>Cator Estate charges: We have received an invoice from BCER for the "Estate Charge for reimbursement of the costs of management, repair and maintenance of the Cator Estate Roads for the year ended 31- December 2022". This consists of a mandatory £2899.20 for "Estate Maintenance Repair and Administration" and a discretionary £595.20 for "Traffic Management and ancillary charges".</p>	Nik

<p>We discussed whether or not withholding the non-mandatory portion could be used to encourage progress on resolving the disagreement around frontage charges with BCER. But it was felt that this was unlikely to succeed while Rod Armitage remains as secretary of BCER, and that there was no pressing need for a resolution at this time. All present agreed to pay both portions of the charge without further conversation with BCER.</p> <p>Nik to pay both mandatory and discretionary charges for 2023.</p>	
<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>Sustainability subcommittee: Second subcommittee meeting happened in December. Next meeting will be on Tuesday 31st January. Tristan to share minutes on CGRS website once they are approved.</p>	Tristan
<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>Signage – Nic Gibson (No 6) has got 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.</p> <p>Nik/Andrew to produce a range of options for the next AGM.</p>	Andrew / Nik
<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>	Nik
<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>	Nik

This may lead to a cost to CGRS, but this should be less than £100/year. All agreed that this is reasonable.	
Nik to start making these changes.	
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.	Tristan
Tristan to start collating items for the agenda.	

Outstanding Actions from previous meeting

Subject	Action
Broadband: Andrew to talk to Emily at no 20 to discuss 5gb and fibre optic. 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.	Andrew/Tristan
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	Dick Hewson
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.	Nik/Rosie
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.	Andrew