

CORNER GREEN RESIDENTS SOCIETY LTD

MINUTES OF DIRECTORS' MEETING -Wednesday September 3 2004

Directors Present: Rosie Hewson (21) Chair
Tim Layton (22) Treasurer
Simon Tilford (6)
Vicky Hobbs (17)

Directors' Apologies: Mark Helm (8)

Also in attendance: David Howes (7) (Company Secretary)

Action

1. Minutes of Last Directors' Meeting

The minutes were agreed as an accurate record.

2. Matters arising from Directors' Meeting

Arising from minute 2 (parking of unused vehicle) Rosie Hewson advised that the owner had not responded positively to the request to move the vehicle in question.

-

Arising from minute 3 b) i) (garage painting) David Howes to ask Mark Helm for address of tenant of garage next to dump.

DH

Arising from minute 3 d) (painting contract) and at the suggestion of a company member, Directors agreed to give Richard Hewson a vote of thanks and a small token of their appreciation of his efforts in connection with the painting contract. Rosie Hewson declared an interest and took no part in the discussion of resolution.

TL

3. Treasurer's Report

Tim Layton advised that he was awaiting a statement to check which households have not yet raised their monthly contributions. Reminder to accompany minutes.

DH

Tim advised that he had secured a more competitive quote from London Electricity to retain the contract for supply of light and power to garages and green. Directors authorised Tim to enter into a new contract on the revised terms and thanked him for his efforts.

TL

Directors discussed arrears of service charges on an off-green property arising from previous owners. They asked Tim to write to the current owner accepting his offer of part payment from himself, but emphasising that the remaining arrears were outstanding due to failure of buyers' solicitors to establish level of debt at transfer,

rather than any negligence on the part of the society or its directors.

Directors noted that for on-green properties arrears were a charge against the property which transferred with ownership, and it was general conveyancing practice for buyers' solicitors to confirm sellers were up to date with service charges.

TL

Tim Layton advised that he was standing down as Treasurer but would continue as a Director. Directors thanked him for his efforts during his term as Treasurer and asked Rosie Hewson to canvass company members for interest as his successor.

-

RH

4. Works

Simon Tilford to ask Mac where he got the lights for the green and garages.

ST

David Howes to retain Dick Hewson's painting debrief notes to inform letting of next tri-ennial contract.

DH

Simon Tilford to get quotes on renewing entrance signs to Corner Green. Aim for freestanding signs on Corner Green property rather than being reliant on mounting on walls of adjoining properties.

ST

Directors expressed concern about outside residents and contractors parking vehicles on the access road and its pavement, and consequent damage to the latter. They agreed to allow Simon to sort out replacement of entrance signage before addressing these issues with relevant owners.

-

Simon Tilford Noted that Richard Hewson had passed Directors a quote of £3,500 for getting ramps to the lower garage installed. Directors agreed that this was excessive and asked Simon to seek an alternative quotation.

ST

5. Gardening

Rosie Hewson to ask Helen McCormick about the gardening committee's plans for the planting of the plot next to number 9.

RH

David Howes to e-mail Tim Layton about costs of emptying the dump.

TL

6. Date of Next Meeting

Thursday 14 October 2004 8:00 p.m.at No 8.

ALL