

CORNER GREEN RESIDENTS SOCIETY LTD

MINUTES OF DIRECTORS' MEETING – Monday December 5 2005

Directors present: Rosie Hewson (21) Chairman
Mark Helm (8)
Biddy MacFarlane (16) Treasurer
Simon Tilford (6)
Nigel Brookes (23)

Also in attendance: David Howes (7) Secretary
Steve Foster developer (for item 5)

Action

1. Minutes of Previous Meeting

The minutes of the meeting of 17 October 2005 were agreed as an accurate record.

2. Treasurer's Report

Biddy Macfarlane advised that the new accounts with Lloyds had been opened. She advised that she planned to transfer part of the balance from the Nat West current account to this new account, leaving enough for the next couple of months of expenditure commitments. The balance on the Nat West deposit account would be transferred once it was prudent to do so.

BM

Directors authorised the Treasurer to effect the funds transfers between the company's Nat West and Lloyds bank accounts.

Biddy circulated a draft letter to residents with the new account details, requesting that their standing orders for January service charges be redirected to the new Lloyds account.

BM

Directors endorsed the draft letter for circulation to residents.

Directors also endorsed payment to David Howes for his bulk purchase of light bulbs and fluorescent tubes for use on the green and garages.

BM

3. Works

Nigel Brookes undertook to sort out the broken tap at the top of the back lane.

NB

Simon Tilford undertook to sort out the failure of the external lights on the garages.

ST

Directors considered the dip at the entrance to Corner Green as

requested at the AGM. Some Directors believed that Seasons had previously done a certain amount of filling to reduce the extent of the dip. Directors generally were of the view that the dip should not be greatly moderated since it acted as a deterrent to excessive speed at a dangerous junction with risks for pedestrians emerging from Corner Green.

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Directors noted the need for resurfacing work on the pavement behind numbers 19 to 23, and parts of the circuit path. Simon Tilford undertook to obtain quotations from Seasons. Directors asked that at the same time he obtain a quotation for work to moderate the dip at the entrance from Pond Road.

ST

4. **Parking**

Directors noted that the refuse truck had encountered difficulty getting down the back lane to make its collection due to a vehicle parked close to the entrance to the lane. All residents are asked to ensure that they – and their visitors or guests – do not park in such a way as to impede access to the back lane by the refuse collection truck.

All Residents

5. **Access to Site at Rear of 59 Blackheath Park**

Rosie Hewson advised that she had been contacted by a prospective purchaser/developer of 59 Blackheath Park regarding access rights from Corner Green to land at the rear of that property. Rosie explained that she had agreed to this person, Mr Foster, presenting his aspirations to Directors.

Mr Foster indicated that he was hoping to purchase number 59 Blackheath Park with a view to both improvement of the existing house and construction of a further property on the land which was currently its rear garden. He was approaching the society with a view to establishing whether they would be prepared to grant access rights from Corner Green for an appropriate consideration. He had not yet applied for planning consent and would not do so (nor it seemed proceed with the purchase) unless the society indicated it would be prepared to grant such access.

A [plan of the site](#), showing the location of the prospective new property and the access from Corner Green, is attached.

Directors thanked Mr Foster for presenting his aspirations and indicated that they would need to consult all members of the company before taking a view, and would need to take as long as was necessary to arrive at that view. They advised him that, although access rights had been granted to the existing bungalow, other requests for access rights had been refused and he could not make any assumptions about the position of the

society.

Once Mr Foster had left Directors discussed the matter. Directors noted the potential traffic impact from vehicles entering or leaving via any such access, visual impact, and disruption during construction when heavy vehicles would need to gain access since there was no access to the prospective construction site from Blackheath Park. It was also noted that one-off receipts did not necessarily provide financial benefit to future company members on an on-going basis if used to support service charges in the years immediately following receipt, whereas the impacts of access would be permanent.

Directors agreed to secure a professional valuation of the access rights which they would share with all company members to assist them in expressing their views. Rosie Hewson to procure such valuation from a known out-of-area surveyor with payment from society funds. Mark Helm volunteered to secure a free valuation from a local acquaintance as a broad comparative benchmark.

RH/MH

6. Cator Estate Traffic

Rosie Hewson advised of a letter she had received from the chairman of BCER Ltd in response to the society's expression of its concerns and its desire to be consulted on any specific plans for the location and design of any automatic barriers. While offering assurance that nothing would be done which could create a new rat run through Corner Green no assurance about consultation was given. It was stated that fuller details would be made available in due course, but it was not stated whether these details would be the provided for consultation or simply for information prior to installation.

The letter indicated that similar concerns had been raised by The Keep. David Howes undertook to contact his counterparts in The Keep and Corner Keep to establish whether they were satisfied with the BCER response and, ideally with their support, to seek some more specific assurance on consultation from BCER.

DH

7. Gardening Committee

Rosie Hewson advised that the Gardening Committee had sought guidance from Directors on the response to quotations received for the felling of one tree and trimming of another. Contractor A was the cheaper quote for the basic work (£280 vs £360) but had not provided a quote for removing the stump of the felled tree. Contractor B had quoted £130 for such removal in addition to its price for the basic work, giving a total cost of £490.

Directors asked the Gardening Committee to ask contractor A for

a price for removing the stump. If this was forthcoming and kept their total price below the £490 level of their competitor the work should be awarded to them, otherwise it should be awarded to contractor B.

Gardening
Committee

8. **Date of Next Meeting**

All Directors

Monday 16 January 2005 - 7:30 No 7