

CORNER GREEN RESIDENTS SOCIETY LTD**MINUTES OF DIRECTORS' MEETING – Wednesday September 9 2009**

Directors present: Mac Cochrane (10)
Khalid Khan (2)
Mark Helm (8)
Biddy Macfarlane (19) Treasurer

Also present: David Howes (7) Secretary

For item 6 Arum Sivanayagam (1)
Tim Found for Stanley Lee (3)

Action**1. Minutes of previous meeting**

The minutes of the Directors' meeting of 24 June 2009 were agreed as an accurate record.

2. Treasurer's Report

Biddy Macfarlane advised that balances were quite healthy with £30,550 in the deposit account and £22,548 in the current account. The Co-Operative Bank account had not yet been opened but this was in hand.

The 50th Anniversary Party had yielded revenue of £322.22 against payments of £334.50. This was in addition to the contribution of up to £200 already approved by Directors for a booklet in connection with the Anniversary.

Biddy was not sure which households had yet raised their contributions to the £110 per month agreed at the AGM. David Howes advised that he had included that resolution in the minutes. [Secretary's note: on checking after the directors' meeting I see that I also highlighted the need for residents to change their standing orders in the covering e-mail to the minutes].

3. **Gardening**

Mark Helm advised that the tree survey commissioned from Dolwin and Gray had been performed and a draft report received - though without a plan to locate the trees referenced in the report. Once a final report was received it would be passed to Derek Ellis to advise on a planting proposal to be commended to members at an EGM to be convened for that purpose. In view of the timing of the planting season between November and March it was considered important to hold that EGM before the end of November.

Directors noted that the report highlighted damage to and illness of the Horse Chestnut at the end of the dump/compost heap.

Directors also noted the high costs of skip hire for removing waste from the dump/compost heap, ongoing problems with the deposit of green waste from off Corner Green and builders' waste from work both on and off the Green, and risks associated with maintenance of the dump. Directors considered that cessation of use of that land as a compost heap should be considered at the same EGM as the tree planting scheme.

Mark Helm to ask the Gardening Committee to get a price from Seasons for removing garden waste deriving from their work on the Green at the time it arises.

4. **Works**

Mac Cochrane advised that - having toured several builders merchants in search of a matching drain cover to replace the broken one near the bench beside No 23 - he had finally managed to get one from Selco via a foundry in Dartford and had fitted it. Directors thanked Mac for his considerable efforts in doing this and authorised Bidy to reimburse the cost of the cover.

He also advised that he had spoken with Andrew Sim (No 9) about the possibility of obtaining a large rock and placing it on the corner of the small plot next to No 9 to deter heavy vehicles from running over the kerb and drain cover. The refuse collectors were not the culprits but deliveries to residents and their contractors.

5. **Neighbourhood Watch**

Mark Helm advised that there had been a break in to No 14's garage.

6. **Works at No 2 Corner Green and Security Gate to Access Lane for Nos 2 and 3**

Action

Directors considered an e-mail from Stanley Lee (No 3), and issues raised by Arum Sivanayagam setting out a number of concerns regarding the building works at No 2. They also considered a request from Khalid Khan (No 2) to place a scaffold tower on Corner Green land at the front of the house to facilitate redecoration.

While recognising the difficulties which Khalid had encountered Directors indicated they shared the concerns expressed by Arum, Stanley and Tim Found on Stanley's behalf as regards the duration of the works, the lack of communication with neighbours, and the lack of control of contractors' activities in particular.

Khalid advised that there were presently an estimated two months of building work remaining once a start on those works was made - the current work being restricted to decoration. He also advised that he had funds available to complete those building works at their currently estimated costs. Khalid also advised that further kitchen fitting work would be required beyond these building works but that he did not yet have funds available for that work and the house would not be occupied until it was complete. He estimated this work would be undertaken on a single day within two months of completion of building works.

Directors - excluding Khalid as a Director but with his support as a meeting attendee - agreed that:

- consent be granted to the presence of a scaffold tower at the front of No 2 Corner Green until no later than the evening of Wednesday 16 September, provided that:
 - The tower was dismantled each evening and re-erected each morning if required to minimise security risk
 - Khalid attended the site each evening during use of the tower to ensure it had been dismantled
- the tower could not be re-erected after the evening of Wednesday 16 September unless and until at least two directors had met and agreed to an extension of its presence
- Khalid to provide his mobile phone number to Arum, Stanley and Directors + secretary so that he could be contacted in the event of problems
- Khalid to communicate with his neighbours any significant forthcoming events in the progress of the project, and exercise effective day-to-day control over his contractors
- Khalid to provide his neighbours, Directors and secretary with a plan of the timing and content of the remaining work as soon as possible, and to advise of any significant changes to that plan

Action

- Khalid to speak to Stanley about the location and funding of a security gate at the end of the lane serving Nos 2 and 3, and the two households to submit an agreed proposal - not requiring CGRS funds - to Directors, who were supportive of such a gate in principal