

# CORNER GREEN RESIDENTS SOCIETY LIMITED

## MINUTES OF DIRECTORS' MEETING - Monday 13<sup>th</sup> May 2003

**Present:** Dan Radcliffe (4), Simon Tilford (6), Mac Cochrane (10)  
Rosie Hewson (21), Tim Layton (22)

**Apologies** Mark Helm (8)

1. **Minutes of Last Directors Meeting** of 24<sup>th</sup> March 2003 approved (*apart from Item 4 re Finances - the one owner who had failed to raise his standing order was already paying a punitive rate of interest*)

### 2. **Matters Arising**

a) *Paving/road repairs* - quote from *Jeff Read* exceeded that of *Seasons. Beech* deemed the job too small to quote. Decided to accept *Seasons* quote and direct the work to proceed on the three areas already identified, together with two other small areas. To ask *Seasons* to calculate separately cost of repair to roadway behind No 19 - that then to be discussed by RH with Corner Keep who according to Registry records own the road. May be necessary set aside £500 for repairs over next 12 months MC  
TL  
RH

b) *Satellite dish* - appreciation voiced to owner who relocated his dish to rear of his property

c) *Play equipment* - sparse response so far to query about restoration of this issue to the agenda for the society. Others interested asked to convey views to Secretary.

3. **Rules for Residents** - these were gone through and revised, for circulation to all residents after the AGM, with by then up to date information

### 4. **Finances**

a) The owner who previously failed to raise his standing order is eliminating his arrears.

b) TL to prepare a discussion document for AGM forecasting future costs - possibly on drains, tree felling, lighting replacement, the repainting etc and consequences for maintenance contributions. At the last AGM a likely increase had been predicted in 2003. TL

c) At AGM there may be a proposal that the amount Directors can expend without calling a General Meeting could be raised from £500.

### 5 **Gardening Issues**

a) Gardening Committee to present a report and budget to the AGM. Additional members needed. GC

b) The EGM on 28<sup>th</sup> April had agreed that the dangerous *Rubinia* at the rear of No 9 had to be felled, three quotes obtained and the lowest accepted. Work to go ahead within a week, care being taken in respect of the adjacent drains. TL

6. **4 Pond Road.** Access through the side wall of the rear garden will add value to the property, but potentially lead to wear and tear on Corner Green land. Needful that 4 Pond Road should make payments comparable to those incurred by other house owners abutting the access road. After consultation with solicitor, RH to draft letter asking for down payment, and annual sum towards maintenance, together with costs of our solicitor.

RH

7. **Works matters**

- a) Electrician, Paul Naylor has inspected the garages in respect of viability of individual garage owners having their own metered supply. MC to submit discussion document at AGM
- b) Tri-Annual Repainting 2004 - strategy to be discussed at AGM - possibly again use Gilbert & Caswell to oversee project
- c) Parking remains issue for disquiet; query whether white lines delineating spaces would enforce discipline. Issue to be addressed at AGM

MC

8. **AGM** - St Michael's small hall booked for Monday June 16<sup>th</sup> at 8 pm. DR to circulate Notice of AGM with minutes of 2002 AGM and request for Agenda items.

DR

9. **Next meeting** - Monday 9<sup>th</sup> June 2003 at 8.30 p.m. at No 4

DFR/21.5.03

**CORNER GREEN RESIDENTS SOCIETY LIMITED**

**MINUTES OF SHORT DIRECTORS' MEETING - Monday 28<sup>TH</sup> April 2003**

**Present:** Dan Radcliffe (4), Simon Tilford (6), Mac Cochrane(10)  
Rosie Hewson (21), Tim Layton (22)

**Apologies** Mark Helm (8)

**Rear Access to Garden of 4 Pond Road.**

*It was pointed out that:*

- a) Since Corner Green was constructed in 1959, prior to demolition of the side wall of the back garden of 4 Pond Road there appears not to have been a means of access from the back garden onto the Corner Green access road. Between the back wall of the house and the end of the wall there was formerly a short length of fencing which allowed branches from a tree to grow through but this was not a means of access.
- b) The copy of the plans submitted by the owner of 4 Pond Road to the Council Planning department, which is in the possession of CGRS, does not give detail of any aperture to be made in the wall.
- c) Perusal of the Land Registry records, obtained by DR, dating back to 1959 give no record of there being a right of access onto CGRS property.
- d) There has been no dialogue between the owner of 4 Pond Road and CGRS in relation to a point of access from the rear of his property onto the CGRS access road.
- e) However, completion of reconstruction of the wall has left an aperture, sufficient to allow insertion of a door.
- f) It is understandable that having such access is desirable for the convenience of the owner of 4 Pond Road and it will add to the value of his property. However, traffic through such an access point by owners or gardeners etc will bring wear and tear. The bungalows abutting the access road have negotiated over access and made financial arrangements and we would expect the owner of No 4 Pond Road to do the same.

*It was agreed that:*

RH to draft a letter to the owner of 4 Pond Road, Ryder Ascott, about this.

RH

**9. Next meeting** - Monday 13<sup>th</sup> May 2003 at 8.30 p.m. at No 4