

Corner Green Residents Society Directors Meeting**Thursday 15th January 2015**Present

Mac Cochrane
 David Howes
 Kate Sabapathy
 Rosie Hewson
 Dan Radcliffe
 Janet Parrott

Apologies

Graeme Smith

1. Planning

No. 1 has applied for planning permission for an extension. Khalid at no. 2 has an objection and has separately pointed out that the covenants are in existence such that immediate neighbours and the Society can veto an extension not in keeping with the Society's guidance.

It was agreed that the Secretary would write to Arum S. with a reminder that residents are required to obtain consent from the Society for extensions or alterations in accordance with the scheme of management under Section 19 of the Leasehold Reform Act 1967.

2. Works

Mac gave a works update. Arrangements are being made for some minor paving works to be done. Mac also asked for residents to keep an eye on any lights that are not working and to let him know if any are deficient.

3. Parking

The lower car park remains problematic because of birds.

4. Garden Group Advice and Tree Work

The garden group (Nadine, Harry, Janet, Lisa) met on 22nd January 2015. The overdue maintenance on the tree work was reviewed and the group recommended that the Directors agree the most recent quote from Nemus Tree Care as follows:

T1 (front of no. 12) Honey Locust 25% crown reduction and lift	£550.00
T2 (front of no. 13) Acer/Ministers Tree 25% of crown reduction thin and reshape	£470.00
T3 (back of no. 9) Acacia 25% crown reduction – tree is leaning towards house and requires weight to be taken off for safety reasons	£310.00
T4 (back of no. 9) Honey Locust 25% crown reduction and inspect cavity wound where branch fell	£430.00

T10 (front of no. 23) Honey Locust Crown lift off property (branch touching roof)	£1110.00
T11 (front of no. 20) Acacia, thin and deadwood	£220.00
T12 (front of no. 19) London Plane Lift from property (branch touching roof)	£1110.00
T13 (side of no. 19) Sycamore, lift from property	£1110.00
T14 (rear of no. 6) Silver Birch which leans through fence 25% reduction	£250.00

The Directors asked Janet Parrott to liaise with no. 6 about this given the proximity to that address and this has been done.

Total cost is £2,560.00 and the business is not liable for VAT.

The garden group had previously been under the impression that the Horse Chestnut (car park next to The Keep) which is thought to have root disease (ganoderma) was on Corner Green land but investigation using the Land Registry map and visual inspection by the Directors on 15th January 2015 concluded that this tree is not on CRGS land.

Further consideration needs to be given in due course to two matters which the Directors consider appropriate to discuss at the AGM.

- 1) T14, (front of no. 8) Mature Silver Birch. Nemus Tree Care recommended a 25% reduction as general maintenance in order to preserve the current dimensions and avoid branch fall in the future. There are no safety issues at present. Current estimate for this work is £450.00.
- 2) T9 (near front entrance of Green) London Plane. The eventual height and breadth of this tree will be similar to the London Plane adjacent to no. 18. Nemus advise that the roots will extend for a similar distance to the height. The tree surgeon's advice is that consideration should be given as to whether this should be replaced with a tree of lesser mature proportion given the setting. Current estimate for removal is £270.00 and replacement costs additional. The cost of removal will obviously increase in the future.

Since the Directors' meeting Janet Parrott has met with Jack Hansell, Nemus Tree Care again and arranged dates for the agreed works, 23rd & 24th March 2015.