

**CORNER GREEN RESIDENTS SOCIETY LTD****MINUTES OF DIRECTORS' MEETING – Monday 16 April 2007**

Directors present: Rosie Hewson (21) Chairman  
Biddy Macfarlane (16) Treasurer  
Simon Tilford (6) Works  
Mark Helm (8)

Apologies Nigel Brookes (23)

Also present: David Howes (7) Secretary

**Action****Minutes of previous meetings**

1. The minutes of the Directors' meeting and Extraordinary General meeting on 19 March 2007 were approved, subject to noting that Richard Hewson was present at the latter.

**Action****Works - Painting**

2. Directors considered representations from two members claiming that the outcome of the March 19 EGM was invalid because David Howes had incorrectly advised that the Society was obliged by the Scheme of Management to repaint every three years. In fact the Scheme of Management requires that the Society repaint every three years or such other interval as it sees fit. In view of this those two members wanted the opportunity for members to consider deferring the 2007 painting. -
3. Directors resolved to use the procedure, via agreement of the required majority of members, to convene a further EGM at shorter than the normal two weeks' notice to consider the matter on Monday 23 April. DH
4. Directors considered the tenders received and recommend to members at the 23 April EGM that the tender received from P.T. Glue and Sons in the sum of £32,311 including VAT - but excluding £1,000 of contract supervision costs from Gilbert and Caswell - be accepted. -
5. Bidy MacFarlane advised of her estimates of the implications for service charges of accepting such a tender alongside approvals already given or anticipated for tree and lighting works. If the painting reserve were to be built up to a level sufficient to repaint in June 2010 - assuming 6% per year inflation - and if the general reserve were to be replenished to its current level over the same period, a sum of £58 per month per household would be required to rebuild reserves. Routine costs equate to around £50 per month per household giving a service charge requirement under these assumptions of £108 per month compared to the current £90 per month. It was noted that a significant proportion of the increase was attributable to rebuilding general reserves to be spent on trees and lighting rather than replenishing the redecoration reserve. The actual level of service charges was a matter for the AGM, however. -

**Gardening**

6. Bidy Macfarlane noted that the latest estimate of the cost of tree works was £6,000 relative to the current authorisation of £3,500 - including replanting costs of £750. She also advised that Greenwich Council had refused permission for the pollarding of the Horse Chestnut behind No 18. -
7. **CGRS Website**  
David Howes advised that Khalid Khan had checked his electronic versions of the company's Articles and Memorandum of Association, which were now on the website. Directors thanked Khalid for this. -

		<b>Action</b>
	<b>Date of Next Meeting</b>	
8.	EGM on 23 April 2007	All Members
	<b>Date of Annual General Meeting</b>	
9.	Monday 2 July 2007 - Venue to be confirmed subject to availability	All Members
	<b>Date of Corner Green Summer Party</b>	
10.	Saturday 7 July 2007	All Members