

CORNER GREEN RESIDENTS SOCIETY LTD**MINUTES OF DIRECTORS' MEETING – Monday 17 July 2006**

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

Also present: David Howes (7) Secretary

	Action
1. Minutes of previous Directors meeting	
The minutes of the meeting of 22 May 2006 were agreed.	-
2. Appointment of Officers	
Directors appointed Rosie Hewson as chairman, Nigel Brookes and Simon Tilford jointly as Directors responsible for works, and Mark Helm as Director responsible for neighbourhood watch.	-
Directors confirmed the existing appointments of Biddy Macfarlane as treasurer and David Howes as company secretary.	-

Works

3. Bidy Macfarlane advised that Helen MacCormick had been due to meet electrician Paul Weller that day and had planned to ask him to speak to Bidy about the lights on the green. He had been unable to attend due to domestic problems and was going on holiday next day - return date unspecified and unobtainable via mobile phone from meeting. Directors later reviewed the control mechanisms and circuits and resolved to ask Simon Tilford to get another electrician to switch the lights on permanently pending Mr Weller's return from holiday.

ST

Directors noted that a total of £825.90 had been paid for remedial electrical works and, though the lights for the lower garages now seemed to be fixed, those for the green and the upper garages were still not working properly. If major work was needed it would be better to do this than keep paying a stream of lesser but significant bills for short-term fixes.

ST

Simon Tilford advised that Seasons had been due to repair the pavement behind Nos 19-23 this week but it now seemed unlikely until w/c Monday 24 July. Simon to keep up the pressure on Seasons to do this work.

ST

On Saturday 15 July Thames Water had visited to inspect the trough that was appearing along the line of the foul water sewer at the top of the back lane. But Simon Tilford noted that they had advised him by phone that they had found no problem. Simon to write to obtain copy of inspector's report - [note: Directors later visited the site and confirmed the existence of a problem].

ST

4. **Alterations to No 2 Corner Green**

Directors considered further representation from the owner of No 2 Corner Green seeking consent to alter the existing wooden double garage doors to an up-and-over door, and to alter the existing centrally-hinged casement windows to top-hinged casements. Directors wished to retain the current consistent external appearance of houses' front elevations, and rear elevations at first floor level which were visible from access roads and paths. They also wished to preserve the current position of largely uniform double wooden garage doors, especially for the upper blocks visible from the approach road. For this reason they resolved not to grant consent to the alterations. Secretary to advise owner accordingly.

DH

Action**5. Treasurer's Matters**

Biddy Macfarlane advised that there were currently no arrears.

Biddy suggested that a minimum balance be retained in the Nat West account and Directors agreed to this.

BM

Biddy advised she had received a bill from Claude for hire of marquee for the Corner Green summer party for £40 to be payable to charity. Directors agreed this subject to the cheque being made payable to the charity direct.

BM

Nigel Brookes to look into/buy a cheap marquee for CGRS Ltd.

NB

David Howes asked when the garden furniture which had been put out for the party would be removed since (in his opinion) it was unsightly as a standing fine-weather feature. Directors, while not uniformly agreeing with this view, agreed that furniture would be removed if possible when not in use including overnight (as currently applies to cycles, toys etc).

ALL

5. Garage Covenants

David Howes circulated a draft letter seeking a quotation for legal advice regarding the regularisation of covenants which should have been entered into by all purchasers regarding use and maintenance of garages. Directors agreed that he should send this to a non-local solicitor to be recommended by the company's auditors Porter Garland (if they were prepared to make such a recommendation), to avoid any conflict of interest for local firms who had handled sales/purchases themselves.

DH

6. Traffic Control

Directors considered whether to express a CGRS Ltd view to the Cator Estate consultation on traffic barriers. David Howes advised that he had received four responses to his canvass of views, two challenging the need for barriers and their effectiveness, one challenging their effectiveness, and one supporting the need for some better control than the current gatemen. Directors themselves were not of a uniform view and therefore felt it inappropriate to offer a CGRS comment, other than the view already expressed that any proposal should avoid creating a rat-run through Corner Green. [The current proposal for a barrier at the Morden Road gate was better in this respect than earlier proposals for a central barrier on Blackheath park beyond Pond Road which might have been by-passed via Corner Green and The Keep].

DH

Action**6. Neighbourhood Watch**

Mark Helm wished to remind residents to be extra vigilant during the forthcoming school holidays where problems with youths might be anticipated.

ALL

7. Dates of Next Meetings

Directors 11 September 2006 7:30 p.m. No 16

Directors