

Corner Green Residents Society Limited

Minutes of Directors' Meeting

Held on Tuesday 18th January 2022 at 6.30pm at Number 2

Attendees: Nik Thuesen (Chair), Andrew Gibson, Tristan West (note taker)

Subject	Actions
Tree works <ul style="list-style-type: none">• The Gardening sub-committee have identified several pieces of recommended tree works and got quotes from Alan Brignall for these works (see below).• Permission has been obtained for all works.• Work split into three tranches.• All present agreed that the first tranche (quoted at £1825) should proceed.• All present agreed that second and third tranches should proceed as recommended. However, this will require EGM approval as it is above the £2000 spending limit for the directors.• For this EGM it would be very useful if the Gardening sub-committee could provide an up to date map of the trees, with a description in layman's terms of the work to be done.	<p>? – Email Nadine and Claude to approve first tranche of work.</p> <p>? – Call EGM to discuss further tranches.</p> <p>? – Ask Nadine and Claude to produce map of trees and description in layman's terms of work to be done.</p>
Windows <ul style="list-style-type: none">• Fiona (no 5) is looking to replace her windows and has asked directors for guidance on any requirements CGRS would have on this.<ul style="list-style-type: none">○ Jason has quoted her £31k if she installs windows with a central hinge (as currently required by CGRS) or £23k if she installs windows with a hinge at the top.○ Greenwich Joinery refuse to do central hinges on large windows. They say that they don't have central hinges that can take the weight.• Mac (no 11?) has separately been told by a builder in Broadstairs that he would not do central hinges as	<p>Rosie – Enquire with solicitor friend if they can advise on directors' potential liability.</p> <p>Rosie – Convene another meeting of directors once the question of liability is clarified.</p>

<p>these do not meet building regulation requirements, and that CGRS directors could be liable in case of any accidents.</p> <ul style="list-style-type: none"> • All present agreed the need to clarify the legal responsibility of directors on this issue. • All present agreed that maintaining the architectural consistency of Corner Green is crucial. But if director liability is (or could be) an issue, all agreed that it should be strongly recommended that requirement for central hinges is removed. <ul style="list-style-type: none"> ○ If central hinge requirement is removed, Andrew suggested that we work with Jason or Greenwich joinery to draw up a specification on acceptable top hinged windows. This may include requirement for cosmetic central hinges on the exterior. • Even if there is no director liability, given the cost difference between the two options Andrew suggested that there should be a vote on the requirement to have top hinged windows. • Nik stated that triple glazing is possible with central hinged windows, but is considerably more expensive than for top hinged windows. 	
<p>Future Proofing Corner Green</p> <ul style="list-style-type: none"> • There has been interest from several CG shareholders around plans to undertake improvements with a view to the future of Corner Green. Such as: <ul style="list-style-type: none"> ○ Solar panels ○ Triple glazing ○ Heat pumps ○ Charging for electric vehicles ○ Fibre optic broadband ○ Insulation • Tristan suggested that directors should put together a briefing document on the advantages/disadvantages of various schemes to put to the AGM. This will need further discussion, so will be discussed in a future meeting. 	<p>Nik/Andrew/Tristan – Ensure that discussions around future proofing Corner Green are on agenda for a directors’ meeting before AGM</p>
<p>Road Works</p>	

<ul style="list-style-type: none">• Several of the points above could benefit from taking place at the same time as the road works.• Nik had inspected the roads today. There are no immediate concerns. Recommended leaving any road works until after the AGM so that position on other schemes can be clarified. Andrew and Tristan agreed.	
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ALAN BRIGNALL**QUOTE**

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Flat 1, 24 Morden Rd
Blackheath SE3 0AA

Attention: Claude & Nadine c/o CG Residents'
Association
Date: 20/12/21

Description: Schedule of Tree Works (Street Record)

Description (work done by myself)	Cost
T4 Acer pseudoplatanus - remove deadwood	£ 250.00
T5 Acer Saccharinum - crown lift by 1-2m, re-balance crown to 5.4m in all directions.	550
T6 Gleditsia triacanthos - remove ivy.	0
T11 Cornus mas - reduce both stems to 3m.	175
T15 Gleditsia triacanthos - remove low growth over road and deadwood.	175
T17 Gleditsia triacanthos - raise canopy by 2m and deadwood.	175
T20 Malus spp. - Remove all growth to W right back to main stems. Thin canopy by 30% (Watershoots).	150
T21 Acer pseudoplatanus - reduce E to 6m.	175
T22 Acer pseudoplatanus - reduce E to 4m.	175
SUBTOTAL	1825
Description (work done by AA approved contractor)	
T1 Gleditsia triacanthos - crown reduction and rebalance.	672
T2 Gleditsia triacanthos - remove ivy, reduce crown & rebalance.	780
T3 Platanus x hispanica - reduce overextended laterals to balance crown.	1740
T10 Quercus rubra - reduce crown by 3m and remove lowest limb.	570
T12 Acer saccharinum - reduce height by 4m and cut back lateral branches to match.	984
T13 Acer pseudoplatanus x 2 - crown raise and reduce overextended lateral branches.	840
SUBTOTAL	5586
Description (not included in survey)	
Large Sycamore by car parking spaces near railway line (behind no.18). This tree has been exposed after the felling of the other large Sycamore in front of it fairly recently. We have concerns about the tree's ability to deal with the new wind forces it is now exposed to and we feel reducing the sail-effect is wise - reduce crown height by 4-5m and cut back lateral branches to match.	1200
Total	£8,611.00

Bests

Alan