

## Corner Green Residents Society Limited

### Minutes of Directors' Meeting

Held on Sunday 20<sup>th</sup> February 2022 at 6.00pm at Number 14

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

Subject	Actions
<b>Tree works</b> <ul style="list-style-type: none"><li>• First tranche of tree works has been carried out. Details at bottom of minutes. Invoice has been received, Nik has set up payment but need Rosie to approve on the online banking.</li><li>• Second and third tranches are above directors spending limit. This will be discussed in an EGM, which will also discuss issues around windows (see below).</li></ul>	<b>Rosie</b> – Approve payment of invoice for first tranche of work  <b>Rosie</b> – Send out notice of EGM and include motion to approve spending on remaining tranches of tree surgery.
<b>Windows</b> <ul style="list-style-type: none"><li>• Question is around the potential requirement for windows to be centrally hinged. (Discussed in previous meeting on 18/01/22).</li><li>• Andrew concerned about liability, particularly if we put into place restrictions.</li><li>• Rosie not sure why director would have specific liabilities, as members agree to things.</li><li>• Nik POV is that there's a possible restriction that we would recommend reasonable things to the members.</li><li>• General feeling is that solicitor wouldn't give a definitive answer. But Andrew's point of view was that this would give us something to point to should there ever be an issue.</li><li>• Andrew + Nik understanding is that the windows are too heavy to be used with central external pivot hinges.</li></ul>	<b>Tristan</b> – Share motion around windows put forward and withdrawn at previous AGM with others  <b>Andrew</b> – Draft motions for EGM.  <b>All</b> – Review motions.  <b>Rosie</b> – Issue notice for EGM once motions agreed.

<ul style="list-style-type: none"> <li>• Nik pointed out that external hinges is not an issue as members voted through number 23.</li> <li>• Tristan proposed that rather than engage a solicitor at this point, we could include this as a necessary component of the motion to enact the restriction at the EGM.</li> <li>• All directors agreed that we should maintain aesthetic consistency of the Green. However there are potential issues from requiring central hinges: <ul style="list-style-type: none"> <li>○ Cost issue – quotes obtained by numbers 5 and 10 for replacement of front windows are £8k higher if central hinge is required.</li> <li>○ Central hinge makes fitting blinds difficult</li> <li>○ Energy efficiency</li> <li>○ Precedent – there are already several house with top hinged windows.</li> </ul> </li> <li>• Due to these issues, directors decided to put two window related motions to the EGM. First motion would be to state requirement that any new windows are wood framed and match profile, size of window and colour scheme of existing windows.</li> <li>• Then second motion around also mandating central hinge.</li> </ul>	
<p><b>Future Proofing Corner Green</b></p> <ul style="list-style-type: none"> <li>• All agreed that we should discuss this after EGM business is resolved.</li> </ul>	<p><b>Nik/Andrew/Tristan</b> – Ensure that this is discussed ahead of AGM</p>
<p><b>Painting</b></p> <ul style="list-style-type: none"> <li>• Previous project started in April 2020 and finished in September 2020.</li> <li>• Has previously been every 3 years.</li> <li>• Worth getting person in to inspect condition of buildings ahead of work. Dick happy to set it up.</li> <li>• All agreed to going ahead at proposed date of April 2023.</li> </ul>	<p><b>Rosie</b> – Ask Dick to enquire about starting work in April 2023.</p>
<p><b>AOB</b></p> <ul style="list-style-type: none"> <li>• Emil (no 20) has sold house. Andrew is dealing with the sale process.</li> </ul>	

- |  |  |
|--|--|
| <ul style="list-style-type: none"><li>• Nik due to take over remaining treasurer duties from David for new financial year.</li></ul> |  |
|--|--|

---

**ALAN BRIGNALL****QUOTE**

07415 547369  
alanbrignall@icloud.com

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
<b>SUBTOTAL</b>	<b>1825</b>
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
<b>SUBTOTAL</b>	<b>5586</b>
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
<b>Total</b>	<b>£8,611.00</b>

Bests

Alan