

CORNER GREEN RESIDENTS SOCIETY LTD**MINUTES OF DIRECTORS' MEETING – Wednesday September 21 2011**

Directors present: Mac Cochrane (10) Meeting chairman
 Natasha Brown (13)
 Dan Radcliffe (4) (minute taker)

Also present: Biddy Mcfarlane (16)

Apologies: Esther Ibbeken(6) David Howes (7) Mark Helm (8)

	Action
1. Minutes of previous meeting The minutes of the previous meeting on 10 August agreed	
2. Matter arising <i>Seasons</i> have finally reduced the growth of creeper on the side walls of houses 3,18 & 19 after pressure from the gardening committee	
3. Gardening Nick Cremer, tree surgeon, has inspected and offered quote for remedial work on <i>Coteaster</i> outside No 3, <i>Silver Birch</i> outside No 7, <i>Honey Locust</i> opposite No 12, <i>Plane</i> outside No 19, <i>Sycamore</i> adjacent to end garage, 2 <i>sycamores</i> on back drive to garages, but omitted the <i>Minister's tree</i> opposite No 13. He will be asked to quote for this also	Mac Cochrane(10)
4. Works MC is seeking quotes for repairs to the deteriorating surface of the back drive to garages, also for safety light at bottom garages, and a check up on all the lighting. MC mentioned that responsibility for the sewers and the lateral drains from the houses is to be taken over by Thames Water.	Mac Cochrane(10)

	Action
<p>5. No 64</p> <p>Andrew Ransley of PJH solicitors has prepared a draft of a TP1 “transfer of title” document to form the basis of discussion with Nick Rufford of No 64. This was largely approved. Attached to this will need to be a plan showing the strip of land to be transferred to NR. If a suitable plan is not in the files (this to be checked with DH), the directors will need to approach a surveyor to draw one up. What was crucially lacking under Section 12 – “Positive Covenant by the Transferee” (ie NR) was the revised detail from Section 3 of the Draft Heads of Agreement document – relating to annual payment by No 64 towards road repair costs, and contribution in the event of one off emergency road repairs.</p> <p>BM agreed to approach the solicitor to incorporate this in the TP1. She will contact the directors as soon as this is available so that a new directors’ meeting can approve it and thereafter ideally arrange to meet NR to finalise an agreement.</p> <p>The Heads of agreement contains various clauses which could usefully be contained in a covering letter to accompany the draft TP1 when it is sent to NR for his consideration – NB agreed to draw this up and circulate it.</p> <p>So that NR is not left in the dark as to progress on the matter, brief E Mail contact should be made with NR to explain what is happening, this best done by either MH or DH with whom he had hitherto been communicating – DR to E mail them to this effect.</p>	<p>David Howes(7)</p> <p>Biddy Mcfarlane (16)</p> <p>Natasha Brown (13)</p> <p>Dan Radcliffe (4)</p>
<p>6. AOB</p> <p>NB raised the issue of the bonded <i>chrysotile</i> asbestos cladding on the upper walls of the houses. She will investigate solutions to minimise potential dangers.</p>	<p>Natasha Brown (13)</p>
<p>7. NEXT MEETING</p> <p>Ideally within 3 weeks by which time the solicitor will have sent the revised draft TP1</p>	