

**CORNER GREEN RESIDENTS SOCIETY LTD****MINUTES OF DIRECTORS' MEETING – Monday August 23 2010**

Directors present: Mac Cochrane (10)  
 Mark Helm (8)  
 Bidy Macfarlane (16) Treasurer

Also present: David Howes (7) Secretary

	<b>Action</b>
<b>1. Minutes of previous meeting</b>  The minutes of the Directors' meeting of 28 June 2010 were agreed as an accurate record.	
<b>2. Treasurer's Report</b>	
2.1 Balances – Bidy Macfarlane advised that balances totalled £41,886 excluding the £1,500 from 59 Blackheath Park.	-
2.2 Service charges – Bidy advised that she did not propose to recommend an increase in service charges to the 2010 AGM. In view of the current restraint on incomes Directors supported this approach.	-
2.3 Accounts – Directors considered and agreed the 2009-10 accounts prepared by Porter Garland and agreed their fees as invoiced.	Bidy Macfarlane
2.4 59 Blackheath Park – our own solicitors had proved useless in acting as receivers for the deposit of £10,000 against possible damage to the Corner Green access road during deliveries. Mark had therefore agreed that the funds could be deposited instead with Number 59's solicitor. Directors asked Mark to confirm the identity of that solicitor with No 59 and get the solicitor to confirm these funds have been deposited with them – if necessary through their client.	Mark
2.5 Seasons Bill – Mac confirmed to Bidy that the bill for work on the area behind No 9 was not to be paid until CGRS were happy with making good of faults on the work to this area.	Mac/Bidy
2.6 Appointment of Treasurer – Directors appointed David Howes as Treasurer to take over from Bidy Macfarlane. Bidy would work with David to propose a budget to the 2010 AGM.	David/Bidy
2.7 Unity Trust bank account – David Howes explained why he wanted an account with dual online authorisation to avoid the need to chase round the Green looking for signatories for cheques and deal with the postal system.	-

	<b>Action</b>
<p><b>3. Works</b></p> <p>3.1 Sign at top of Corner Green – Mac advised that Alison Rivers (No 17) had offered to repaint the finger sign at the entrance to the Green. Mac had not been able to undo the screws securing the sign, however, and Mark and David offered their assistance should this remain problematic.</p> <p>3.2 Damage to slabs r/o No 19 – Mac advised that he intended to wait to see whether any damage to this area arose from the loading/unloading to 59 Blackheath Park before undertaking repairs on this area. Directors endorsed this approach.</p> <p>3.3 Tap at lower garages – Mac noted that the solution to the dripping tap which had been highlighted by a resident was to turn it off.</p> <p>3.4 Pathway – Mac noted and Directors agreed that the pathway round the Green had not deteriorated markedly despite the dry weather and work on it was not therefore a matter of urgency.</p>	<p>Mark/David</p> <p>Mac</p> <p>All residents</p> <p>-</p>
<p><b>4. Painting</b></p> <p>4.1 Woodwork repairs – painting was unlikely to be completed before the end of September and painters may need to suspend completion work on whole terraces (block painting of fascia and plinth boards) pending outstanding woodwork repairs. All residents should have woodwork repairs completed by mid September</p> <p>4.2 Former dump area - Directors noted that a site meeting was due on Wednesday. Minor untidiness around the former dump area would be mentioned.</p> <p>4.3 CGRS on-site liaison – Directors agreed to acknowledge the major contribution of Dick Hewson throughout the summer to the progress of the contract in an appropriate manner at the Society's expense.</p>	<p>All residents with outstanding woodwork repairs</p> <p>Biddy Macfarlane</p> <p>Mac Cochrane/Biddy Macfarlane</p>

	<b>Action</b>
<p><b>5. Gardening</b></p> <p>5.1 Trees – Biddy to check South London trees invoice to see if it included fee for removal of the horse chestnut in the former dump area – which had not been done since it had been blocked by Greenwich Council when they were consulted.</p> <p>5.2 Nematodes – the nematodes had been delivered to Mark but had not yet been put down because it had been too dry. Now that the weather had turned but before it got too late in the season Mark would put them down to try and prevent a repeat of last year's extensive damage.</p> <p>5.3 Gardening Contract – Directors expressed concern that with the departure of their foreman the remaining team deployed on the Green had limited skills and were focussing on "mowing and blowing". Despite the lack of a price increase for several years Directors considered they might get better value from a less intensive but more skilled gardening regime, especially if CGRS could join forces with The Keep and Corner Keep. Mark had previously discussed the issue with their representatives and would reactivate that dialogue with a view to getting an idea of the likely costs of alternative arrangements.</p>	<p>Biddy Macfarlane</p> <p>Mark Helm</p> <p>Mark Helm/Gardening Committee</p>
<p><b>6. Renewal of Glass in Number 13</b></p> <p>6.1 Directors and immediate neighbours had been notified by Natasha and Wing of their intention to replace all the glazing in their house with double glazed units fitted into the existing frames. Number 14 had pointed out that the type of glass to be used might have a tinted appearance. Directors raised no objection to Number 13 replacing glass within existing frames provided it did not compromise the nature and consistency of external appearance as seen from the Green.</p>	<p>Number 13</p>

	Action
<p>7. <b>50<sup>th</sup> Anniversary Party – Article</b></p> <p>Directors considered a request from Neil Rhind for a payment of £100 for writing an article on Corner Green for an intended publication on the occasion of the 50<sup>th</sup> Anniversary Party. Mr Rhind made clear that had the article been published he would not have expected a fee. But since he had put considerable effort into researching and writing it without any recognition through publication he felt a fee was appropriate. Directors had been unaware that the article had been requested by the working group organising the party but agreed that in the circumstances an ex gratia payment of £100 was merited, though the Society should reserve the right to publish the article should it see fit – with appropriate acknowledgement of its authorship. Directors asked Bidy to write to Mr Rhind on this basis.</p>	Biddy Macfarlane
<p>8. <b>Date of Next Meeting</b></p> <p>Immediately prior to AGM – Wednesday 22 September 2010.</p>	Directors