

MINUTES OF DIRECTORS' MEETING - Monday 24th March 2003

Present: Dan Radcliffe (4), Simon Tilford (6), Mac Cochrane (10)
Rosie Hewson (21), Tim Layton (22)

Apologies Mark Helm (8)

1. **Minutes of Last Directors Meeting** of 27th January 2003 approved

2. **Matters Arising**

a) *Public Liability claim* in respect of the Keep resident's fall in the road - belated letter received from Insurers explaining that they met the claim on grounds that the claimant would have been successful if matter taken to court. BCER advised of our experience.

b) *Rights of Access to CGRS land by adjoining properties.* No 62 being approached by TL for their annual payment TL

c) *Clearance of Garden waste from the tip* - cost of skip hire and clearance have doubled since last year. **Residents are asked, please, please, to as far as possible use their own bins and bags for vegetation waste, rather than the tip, to reduce the cost to CGRS of clearance.** Mention of this issue could usefully be put on *the Residents Information sheet.* (This is in need of revision - DR to circulate to all directors for comment before next Directors meeting) All DR

d) *Defective double glazing* - so far responses from Nos 4,6,7,10 and 17 to enquiry as to whether any residents wish to collaborate in double glazing replacement to lower expense. MC to check out costs. Other interested residents to contact him. One resident has queried whether substances other than wood, such as plastic, can be used when wood and windows replaced. The answer is that this can not be done at the front and only on ground floor windows at the rear, not visible from the back. MC

e) *4 Pond Road.* Juliet Cairns has written voicing concern about mud on the access road (now cleared by Seasons following work on the rear garden of 4 Pond Road); and more importantly about the parking of vehicles in the CGRS access road, not only because of present obstructions to visibility but also lest this is seen to set a precedent for future parking. RH is writing to Marnic stressing that future residents of 4 Pond Road may not use the CGRS access road for parking. RH

f) *10 Pond Road* - JC has written to Mr Reza, owner of 10 Pond Road refusing his application to plant two trees in our back lane and this is no longer being pursued

3. **EGM on 10.3.03 to discuss repairs to roads, pavement and paths,** Minutes of this to be circulated. Details of suppliers of coloured tarmac (for repair to circular path round the Green) have been obtained and passed to MC. A quote from Jeff Read is awaited The Land Registry have provided papers which suggest that the roadway where repairs are needed to CGRS pavement at the rear of No 19 may be owned by Corner Keep - DR to obtain a plan from the land registry and provide this and other documents to RH who will approach the chair of Corner Keep to discuss their sharing repair costs. (RH also to raise with him problematic parking by one Corner Keep RH

resident which causes traffic to cut the corner and thereby likely led to the damage to the pavement)

4. Finances

One owner, having failed to increase his standing order when maintenance levels were raised in 2002, has now stopped payment. Renders him subject to punitive interest, TL

5 Gardening Issues

- a) *Newplanted daffodils on the Green* - appreciation voiced to Stephen Peart
- b) *Tree surgeon's report* is in - residents can get a copy from TL. One large tree on the corner behind No 9, across from the tip, is in need of felling. (Stephen Peart asked to mark this with a cross so residents know which one). Cost likely to be in the region of £800 so at least two estimates to be obtained and need to call EGM to get sanction for such expenditure. Cost of this would come from General budget rather than that of gardening committee
- c) *Other spending on planting* is needed - not least to fill the gap to the side of No 18, and to replace the tree which fell in the top car park. Gardening Committee should prepare forecast of likely costs for 12 months following the next AGM. Committee also is seeing other members.

6. Any Other Business

- a) *Roof top satellite dish*, visible from the Green, - one has been installed, likely in ignorance of rules. DR to write asking for it to be relocated. DR
- b) *AGM* - date set for Monday 16th June - DR to book hall. DR
Residents asked to indicate to Secretary items they wish raised at the AGM. These could include the issue of installation of childrens play equipment on the Green, discussion on which was held in abeyance for a year after the last AGM. Please could all residents indicated to DR whether or not this is an issue they wish discussed. At least one new director will be needed. All
- c) *Window cleaners* - Vicky Hobbs has circulated note about window cleaners, whom she has not contracted, trying to access her property. RH to write to the firm. RH
- d) *Corner Green Party* - Saturday 12th July

7. **Next meeting** - Monday 28th April at 8.30 p.m. at No 4