

**CORNER GREEN RESIDENTS SOCIETY LTD****MINUTES OF DIRECTORS' MEETING – Wednesday June 24 2009**

Directors present: Khalid Khan (2)  
 Mark Helm (8)  
 Biddy Macfarlane (19) Treasurer

Also present: David Howes (7) Secretary

**Action****1. Minutes of previous meeting**

The minutes of the Directors' meeting of 13 May 2009 were agreed as an accurate record.

**2. Treasurer's Report**

Biddy Macfarlane submitted the draft 2008-09 accounts and her commentary on the financial position. She noted that the 2009-10 year to date had seen a high level of non-routine spending (nearly £7,000) due to payment of a long-standing trees bill (£3,700) and repairs to the rear access lane (£2600) in particular.

For the rest of the year the gardening committee wanted a planting budget of £500, £375 had been authorised for a tree survey, and paving work behind Number 19 at an estimated cost of £1,250 might be required. Adding these potential commitments to cash already spent and the routine costs suggested a surplus of only £6,000 for the year, compared with £15,000 in 2007-08.

At the end of 2008-09 the redecoration reserve stood at £32,000. If the forecast 2009-10 surplus were put in to this reserve it would be £38,000 at the start of 2010-11 - the year in which the next repainting is due. The estimated cost of repainting is around £40,000. We had a reserve after the 2007 painting of about £7,000. To cover the estimated cost of the 2010 painting, let alone to carry forwards a reserve after its completion, we would need to have significantly higher annual.

Biddy suggested that it may be sensible for Directors' to seek to negotiate a quotation with the 2007 contractors now. The economic climate favoured buyers of painting work and there was still time to run a competitive tendering exercise if negotiation failed to yield a sufficiently attractive price to recommend to an EGM.

**Directors agreed to ask Mac Cochrane as works Director to contact the 2007 painting contractors about a price for doing the repainting in 2010.**

**Directors authorised Biddy Macfarlane and David Howes to sign the draft 2008-09 accounts for**

**David Howes to ask Mac Cochrane**

**Biddy Macfarlane/ David Howes signed accounts**

**Action**

**presentation to the Annual Meeting on Wednesday July 29, and the accounts were so signed.**

Biddy advised Directors of a request from the party organising committee for £200 of CGRS funds to print 100 copies of a 50th anniversary Corner Green brochure - and a further £300 float for food, drink and trestle table hire to be recouped from contributions from guests. Only £15 of the £100 sought and authorised at the 2008 AGM had so far been spent.

**Party organising committee to note approval of funds**

**Directors authorised contributions of £200 from CGRS funds to printing of 100 copies of a 50th anniversary Corner Green brochure, and £200 as a float for food, drink and trestle table hire for the party on July 18.**

Biddy advised that arrears of service charges on the one current case had reduced to only a small amount.

**Biddy Macfarlane**

**Directors agreed that Biddy should not seek to charge interest on this outstanding amount.**

**3. 2009 AGM - Wednesday 29 July 2009**

David Howes advised that he had booked the John Bunyan Room at St Michaels Church Hall for the AGM between 8:00 p.m. and 10:30 p.m. on Wednesday 29 July. The agenda - including notice of any motions - needed to be despatched by Tuesday 7 July.

**David Howes to canvass residents for motions to be submitted to him by Sunday 5 July.**

**David Howes**

**Action****4. Gardening**

David Howes notified Directors of advice he had received from Greenwich Council concerning trees "owed" by the Society, having first tried South London Trees who had pointed him in the Council's direction. David had shared the council's advice with Claude Perera of the Gardening Committee. The advice detailed those trees where the council had a record of an application for works, prior to the 2006 establishment of its on-line register (which is available to the society, other residents, and the public at large). The only pre-2006 application listed which related to a tree on CGRS land was in respect of the felling of one sycamore adjacent to the garage block r/o 10-12 Pond Road. The council advised that it had not retained the paperwork connected with this application so could not advise whether replacement was specified in the description of works approved.

The council had also advised David that trees which were felled due to disease, death or damage were not subject to the normal application procedure but were subject to an automatic replacement requirement if in a conservation area. The council had not provided complete details of any trees felled in these circumstances on CGRS land, but the tree officer was aware of the two silver birch outside No 1 which were felled due to honey fungus.

**Directors agreed that the gardening committee should present to them the quotation they were seeking for a new tree survey - which would allow an assessment of trees lost, gained and "owed" since the last survey. If the survey was authorised and performed a planting programme could then be designed by Derek Ellis (as already authorised) and presented to members, having regard to known replacement requirements, current condition of remaining trees, and expert knowledge of the capacity of the communal land to accept new planting of different types.**

**Directors also agreed that documentation of future tree works - whether conducted following application or to address disease or damage - should be copied to the society by its contractors and retained with the society's records. The current absence of any clear documentary evidence of replanting obligations was unsatisfactory.**

**Mark  
Helm/Gardening  
Committee to  
seek authority for  
tree survey  
spending from  
Directors once  
quotation  
received**

**Gardening  
Committee to  
obtain future  
documentation  
and pass to  
secretary to keep  
with other society  
records**

**Action****5. Works**

David Howes advised that he had asked Dick Hewson about the excavations and spoil material on the communal gardens outside No 21. Dick had advised that these were necessary for drainage/water supply works in connection with his extension and his contractor had advised him that the area would be reinstated by the end of the week.

Biddy Macfarlane noted the planning application for No 64. She asked whether the society should express any views on the application. David Howes advised that he had e-mailed a link to the details of the application to all residents and had not received any response.

**Directors agreed there was no need for the society to comment to Greenwich Council on the application.**

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**At Biddy's suggestion Directors agreed that the society should write to the applicants to protect residents' interests during any works and to point out the need for the society's consent for any use of its land by contractors.**

**David Howes to  
draft letter -  
Biddy to review**

**6. Next Directors' Meeting**

Wednesday 29 July 7:15 p.m. ahead of AGM

**All Directors**

**Action****7. Matters Dealt with between Meetings**

Dick and Rosie Hewson had asked for consent for a skip to be located outside No 21 during demolition and foundation work which was expected to last until the end of June - and thereafter on 3 or 4 occasions for 2 or 3 days at a time.

**Directors agreed by e-mail to the presence of the skip outside No 21 during demolition works subject to:**

- the skip not blocking the pavement
- if there is a lengthy hiatus in work the skip should be removed until work recommences
- if the demolition/foundation work extends significantly beyond the planned duration (i.e. beyond the end of June) and if residents are complaining about the skip's continued presence behind No 21, the consent be reconsidered
- any damage to CGRS kerbs or pavements caused by the skip's presence (i.e. not any damage which was already there) is made good at Dick and Rosie's expense

**Directors raised no objection to the occasional brief presence of a skip outside No 21 after demolition work.**

**Dick and Rosie  
Hewson**