

CORNER GREEN RESIDENTS SOCIETY LTD**MINUTES OF DIRECTORS' MEETING – Tuesday 24 October 2006**

Directors present: Rosie Hewson (21) (Chairman)
 Nigel Brookes (23)
 Biddy Macfarlane (16) Treasurer
 Simon Tilford (6) Works

Also present: David Howes (7) Secretary
 Dick Hewson (21) for item 10 - painting

		Action
Minutes of previous Directors meeting		
1.	The minutes of the meeting of 11 September 2006 were agreed.	-
Gardening		
2.	No further information on trees had been provided by the gardening committee.	-
3.	Directors noted that the gardening committee had asked Seasons to re-lay the turf to the fronts of Nos 18 and 20 due to the poor standard of the original works.	-
4.	Other residents to advise the gardening committee if they wish to have similar turfing to the fronts of their own houses.	All residents
Works		
5.	Drain outside No 1 - David Howes had advised Directors on e-mail of his understanding of the responsibility for drains maintenance. Given the urgency of the matter - with heavy rain giving a risk of flooding - and on David's advice - Simon Tilford had arranged for the drain to be cleared at CGRS expense (£110). Directors reserved the company's position regarding the apportionment of cost between itself and the householder pending discussion of the issue at the next general meeting.	David Howes
6.	Paving behind 19-23 - Simon Tilford advised that he was still awaiting a revised date for Seasons to do the pavement repairs.	-
7.	Circular Path - Simon Tilford advised Seasons had quoted £8,500 for complete replacement with red tarmac. Quotation for patch repairs of damaged areas awaited.	Simon Tilford
8.	Retaining wall between fronts of Nos 6 and 7 - quote awaited.	-
9.	Lights - Biddy Macfarlane advised that the latest bill takes the total in this sequence to over £1,000. Directors agreed that a discussion with the electrician about works to achieve	Simon Tilford

Action

a more long-term fix was needed. Simon Tilford to speak to the electrician.

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| 10. a) Painting - Simon Tilford advised that Gilbert and Caswell were happy in principal to perform surveys of prior-to-painting requirements, work tendering, and contract supervision but no quotations had been received. | - |
| b) Dick Hewson reminded Directors of his report following the 2004 painting and suggested that the prior-to-painting survey conducted by Gilbert and Caswell had been of limited value. He felt that retaining a carpenter to be on hand shortly prior to and during the painting contract would offer a better means of ensuring such works were conducted by householders. | - |
| c) Directors felt that some form of consistent notification to householders of prior-to-painting work required was needed. | - |
| d) Dick Hewson to approach Glews (the 2004 painters) to see if they would be happy to be amongst those approached to quote for the painting work - and to check whether their solvency, insurance or other contractual position permitted them to do so directly rather than via a larger firm. | Dick Hewson

Simon Tilford |
| e) Simon Tilford to review 2004 specification to ensure snagging comments from Dick Hewson were taken on board - including colour specification. | - |
| f) Principle of approaching a carpenter to perform surveys of each house prior to painting agreed - same individual likely to pick up a substantial share of the work thus identified from householders. | Nigel Brookes |
| g) Nigel Brookes to investigate whether grant aid was available to householders to assist in replacing asbestos fascia boards. | |

Treasurer's Matters

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| 11. David Howes raised the suggestion by Bidy that CGRS should make a token payment to David Long for advice given in relation to garage covenants. Directors agreed that Bidy should contact Mr Long to discuss this possibility and were happy in principal for a payment of around £50. | Biddy Macfarlane |
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Action**Other Business**

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| 12. | Blackheath Cator Estate Residents (BCER) Ltd Annual Meeting - Biddy Macfarlane had attended the AGM and advised that BCER Ltd took the results of their survey of traffic calming as a mandate for installing barriers. Rising bollards would be installed at the Morden Road gate initially and subsequently - subject to satisfactory operation - at the Pond Road gates. Hours of operation would be 7-10 a.m. Monday to Saturday and 4-7pm Monday to Friday. First barriers unlikely to be in place before Christmas. Proximity cards to be issued to residents by BCER. | - |
| 13. | Correspondence with resident - Rosie Hewson advised that Claude Perera (18) was unhappy with Directors' response to his complaints at their last meeting. Directors were not minded to change that response. | - |
| 14. | RIBA - Span Exhibition - Biddy advised Directors of the exhibition on Span housing being hosted by RIBA from 9 November to 22 December. | All Residents |
| 15. | Dates of Next Meetings | |
| | Directors Monday 11 December 2006 7:30 p.m. No 21 | Directors |