

CORNER GREEN RESIDENTS SOCIETY LIMITED

MINUTES OF DIRECTORS' MEETING - Monday 27th January 2003

Present: Dan Radcliffe (4), Simon Tilford (6), Mark Helm (8), Mac Cochrane (10)
Rosie Hewson (21), Tim Layton (22)

1. Minutes of Last Directors Meeting of 16 December 2002 approved apart from:

- a) misrecording of the date of that meeting as on 4th November 2002
- b) reference (at 5.) to TL having written to 4 Pond Road owner incorrect

2. Matters Arising

a) *Public Liability claim* in respect of alleged injury to resident from the Keep - no written response from Insurers to letter from DR. In view of poor state of roads all over Cator estate which could invite similar claims, it was suggested that DR could write to BCER and the organiser of the Cator estates survey about our experience DR

b) *Rights of Access to CGRS land by adjoining properties*. Our solicitors have sent land registry documents confirming rights of No 64. TL is to talk to No 62 about their liability for annual payment. TL

c) *Replacement for Sleepers* - these have now been installed by Seasons.

d) *Garden waste* - cleared by Seasons at a cost well in excess of £400. This a huge drain on the Society. (Residents are asked again to dispose of as much of their own vegetation waste as possible). MH has investigated burning options - using a small device MH will liaise with Stephen Peart about this MH

e) *Defective double glazing* - only one response so far to enquiry as to whether any residents wish to collaborate in double glazing replacement to lower costs. DR to send mail shot DR

f) *Parking* - families with multiple cars asked to be economic with parking space

3. Finances

a) *Cator Estate Frontage bill* has been raised by 33% to £2,368 p.a.

b) *Individual's car permits* issued by BCER Society - cost £10 p.a. as from 1.2.03

c) *Maintenance arrears* - one owner still not changed standing order despite reminders.

Another fallen behind on agreed repayment of arrears. No payments from No 23 pending settlement of probate.

4 Gardening Issues

a) *Shrub for Chris Perera* - choice to be discussed with Claude on his return

b) *Arboriculturist's survey* - report still to be received

c) *Tree near car park adjacent to No 23* - needs replacement to stop foot traffic over flower beds and conceal car park from Green

d) *A Span Appreciation Society* has been located by Stephen Peart who is also to meet with Ivor Cunningham who planned layout of Corner Green

5. Works matters

a) *Signs at entry from Pond Road* - ST has obtained quotes for replacement, graffiti-proof signs. Aware of need for typeface in original style. Need to liaise with the Keep about their sign. RH to contact them.

ST/

b) *Paving Repairs* - estimate from Seasons awaited. Behind Nos 19. & 20 there are fallen bollards. RH to approach Dingle Clerk about repairs in this area.

RH

c) *Electrical supply to garages* - report from Paul Weller awaited. He has indicated that the current supply, where it exists, is probably adequate for low wattage use. DR to send mail shot to establish level of interest. (MH reports that Mark Brett, the one non resident owner, has shown interest)

RH

DR

d) *Corner Green Electric fuse boxes* - need to be accessible to meter readers. MC to obtain replacement padlocks and copies of key in future to be lodged with Treasurer and Works Director

MC

6. 4 Pond Road Redevelopment

a) *Potential damage, dangerous obstruction by parked lorries and building works, inadequate safety fencing, risk to our garages*. Letters had been sent to Ryder Ascott owner of No 4, about these issues. R. Ascott has responded with conciliatory letter accepting legal indemnity for any damage to road, pavement and garages which he would if necessary reinstate. Wall is to be made safe. Seasons (our gardeners) have taken over his landscaping and are happy to talk about any issues arising from their work, and we will write about further concerns. Area has been photographed. RH to keep file of correspondence. Our solicitor has provided us with Land Registry records which show that No 4 has no right of access from our access road (which pre 1959 was in fact part of the property of 4 Pond Road)

RH

b) *Plans to raise roof level of no 4* have been abandoned.

c) *Garages backing onto garden of No 4* - Seasons suggest no damage to brickwork but point out that the weather boarding may need replacement by individual owners

d) *Holly bush at front of No 4* - Council permit its felling, but require replacement

7. Neighbourhood Watch

MH has joined association of Cator Estate Neighbourhood Watch bodies and will circulate newsletter in future. If any resident is victim of any kind of crime at Corner Green, please report it to Mark Helm at No 8 - mark_helm@lineone.net. Residents are reminded to keep *green bins* in their gardens & not available to ease access by burglars.

MH

All

8. Any Other Business

a) *10 Pond Road* - following necessary removal of vegetation against his back wall, the owner, Mr Reza, who has now abandoned his plans for a subterranean leisure complex in his back garden, has written asking if he can pay for cost of two trees to be placed in our back lane at rear of Nos 8 & 9. MH is to have a dialogue with him, and RH respond to his letter, but there are reservations, not least on grounds of potential damage to road from root systems, effect on light for Nos 7 & 9.

MH

/RH

b) *Clamping* - whilst this device might never be employed by CGRS to deter rogue parkers, enquiries confirm that it would cost nothing, costs been borne by the operators.

9. **Next meeting** - Monday 24th March at 8.30 p.m. at No 10 (at which date of AGM to be set)