

CORNER GREEN RESIDENTS SOCIETY LTD**MINUTES OF DIRECTORS' MEETING – Monday June 28 2010**

Directors present: Mac Cochrane (10)
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 14 April 2010 were agreed as an accurate record.

2. Works

Mac Cochrane to check skip invoices from Seasons to confirm they were correct vis-à-vis work to land adjoining No 9. Mac advised that he was not happy with the edging of this area or the hole which had emerged by the drain cover and would take this up with Seasons.

Mac Cochrane

3. Gardening

Trees - Mark Helm advised that Greenwich Council had refused consent for removal of the Horse Chestnut in the former dump and the tree would therefore remain. Pegs for the trees which were due to be planted had been placed but planting would now wait until October to avoid the risk of losing trees in the dry summer season.

A further treatment of nematodes to the damaged grass areas outside Nos 6-7 was merited as a precautionary measures. Leatherjacket killers needed to be ordered.

David
Howes

Action**4. Painting**

David Howes advised that he and Neil McCormick (20) had reviewed the updated specification and pre-construction Health and Safety plan submitted by Gilbert and Caswell and had ensured correction of a number of errors, omissions, or erroneous inclusions. He and, separately, Neil and Bidy Macfarlane had reviewed the lists of client duties provided by Gilbert and Caswell and concluded that they had been discharged so far. The list of client duties had been sent to other Directors. David was typing up Bidy's and his own notes of the CGRS response to these client duties.

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Richard Hewson (21) had taken over on-site liaison with Glews and Gilbert and Caswell from Neil, and was updating Neil's schedule of which houses were ready for painting. David had typed up Bidy's notes of an on-site meeting between Glews, Gilbert and Caswell, Dick and Bidy on June 16 prior to contract start.

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Contractors were currently on site working on the first houses.

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Bidy Macfarlane asked about the timing and amount of stage payments and any retentions. David Howes to clarify with Gilbert and Caswell.

David Howes

Bidy advised that she had sought an appropriate contribution from the occupier of the leased garage on the lower block.

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5. Treasurer's Report

Biddy advised that there was currently £70,000 in the Society's bank accounts. This was sufficient to leave the Society in a similar position after the 2010 painting to that it was in after the 2007 painting.

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Biddy advised that - in the absence of other volunteers - David Howes had assisted in the presentation of 2009-10 accounting records to the Society's auditors. Biddy would pass David the bank statements and invoices for 2010-11 to allow him to perform the Treasurer's role for that year.

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David Howes advised that Unity Trust Bank was a specialist bank handling accounts for voluntary and community groups. It offered online banking supporting dual online authorisation for payments. This would avoid the need to physically get cheques signed which was sometimes difficult with only three Directors.

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Directors agreed the following resolution as required by Unity Trust Bank when applying to open an account:

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- a. The Company wishes to open an account with Unity Trust Bank plc ("the Bank") and produced to the meeting a copy of the Bank's terms and conditions for operating an account;
- b. The Bank's terms and conditions are approved and the Company appoints the Bank as its Bankers;
- c. The Bank's terms and conditions may vary from time to time, and the Company agrees to be bound by them;
- d. The Bank will be provided with a copy of the Company's Certificate of Incorporation, together with either a copy of the Memorandum and Articles of Association or, if incorporated under the Industrial & Provident Societies Act 1965, a copy of the Company's Rules. Any changes to these documents must be advised in writing to the Bank;
- e. Where the Company is a registered charity the Bank will be provided with a copy of the Charity Registration documents;
- f. The Mandate for the operation of the bank accounts, payment instructions and banking services be provided to the Bank and that amendments to the Mandate may be made by any Director, or by any officer of the Company who is intimated to the Bank as being authorised by the Board to do so;
- g. The Bank is entitled to rely upon this mandate until it receives a later mandate amending it;
- h. The Bank will be notified in writing of any change in Directors of the Company or by any officer of the Company who is known to the Bank as being authorised by the Board to do so;
- i. The Company will be liable for any liabilities of the Company to the Bank;

Directors and Secretary signed mandates for opening an account. No action required by residents at this stage given the labyrinthine and lengthy process for opening a bank account due to "money laundering" regulations.

Action**6. 59 Blackheath Park**

Mark Helm advised that he had notified members of a revised approach from Number 59 Blackheath Park offering a £1,500 payment in return for the right to deliver and remove a digger over the wall into their back garden from Corner Green. Delivery and removal each estimated to take approx 45 minutes. Mark had asked members whether they felt an EGM was needed but nobody had felt it was. Mark had established from the owner of 59 Blackheath park that:

- the contractor had adequate insurance and had conducted a health and safety assessment for the delivery and removal
- the owner would provide a deposit of £10,000 to be drawn upon by CGRS in the event of any damage and pending settlement of any insurance claim
- the lake had already been drained into the owner's back garden
- the owner wished Directors to consider a supplementary request to remove material from felled trees via Corner Green

Directors resolved that access be granted for delivery and removal of a digger on the terms proposed, making clear that access was restricted to land in the ownership of the Society. Residents and secretaries of Corner Keep and The Keep to be notified of the dates for delivery and removal.

Directors also resolved that the supplementary request to remove material from felled trees via Corner Green be refused.

Directors noted that the limited access proposed was such that this resolution did not compromise the general principle that substantial property interests held by CGRS Ltd should not be disposed of without an EGM.

7. Neighbourhood Watch

Mark Helm noted that a resident had reported to him seeing three dodgy looking characters lurking in the back lane by the lower car park one evening. Residents should be vigilant as ever.

All residents

8. Annual Meeting

Date set for Wednesday 22 September.

All residents

Action

9. **Next Directors' Meeting**

Monday 23 August 2010 - 7:30 p.m. No 10 Corner
Green

Directors