

**CORNER GREEN RESIDENTS SOCIETY LTD****MINUTES OF DIRECTORS' MEETING –Monday 30 April 2008**

Directors present: Simon Tilford (6)  
 Biddy Macfarlane (16) Treasurer  
 Nigel Brookes (23)  
 Khalid Khan (2)  
 Mark Helm (8)

Also present: David Howes (7) Secretary

**Action****Parking**

1. David Howes advised that Tom and Angharad (No 22) had queried controls on parking on Corner Green land, especially outside No 60. David had reviewed documents held by the Society and it appeared that the land for the bungalow at No 60 had originally been acquired around 1962 on a 90 year lease. Foxcombe Investments - the owners of Corner Green at that time - had granted access rights over the access road and the verge in front of No 60 for the period of the lease. Some time later No 60 had acquired the freehold interest in their land and in 2002 had approached the Society (who by then had acquired the freehold of the communal land from Foxcombe) to grant access rights in perpetuity. These extended rights were acquired for a price of £12,500 paid to the Society.
2. David had obtained a copy of the [2002 Deed of Grant](#) and associated [Plan A](#) and [Plan B](#) from Land Registry. These confirmed that:
  - the verge adjoining the wall to No 60 and the access road itself are owned by the Society
  - the owners of No 60 have the right to pass and repass at all times over this verge and the access road with or without vehicles for all purposes connected with the use and enjoyment of their own land [secretary's note - this does not include a right to park on the access road or verge]
  - the owners of No 60 have to comply with all reasonable regulations which may be made by the Society in connection with the use of the access road
3. The only current parking regulations are those in the Information for Residents posted on the Society's website.

*Directors agreed that Simon Tilford should write to No 60 clarifying that - while No 60's rights of access were clear and the Society should be alerted to any blockage of those rights by inappropriate parking - the verge and access road were owned by the Society, and it is for the Society to set any regulations in connection with use of the access road.*

ST

**Works**

### Entrance to Green from lower garages

4. Directors noted the severe trip hazard at the entrance to the Green from the lower garages when the lights failed. The position was made worse by the unpredictability of the lighting system.
5. Nigel Brookes had sought quotes from one supplier for renewal of the electrics and resurfacing of the periphery path following the necessary excavations, using either black or red tarmac. These quotes were awaited. Directors noted it would take some to secure those quotes, and convene and hold an EGM to authorise the likely level of expenditure.
6. *In view of this and the urgency of the work Directors asked Simon Tilford to obtain a quote for repair of the light illuminating the passage to the lower garages, and levelling of the paving slabs in the passage - which should be possible to put in hand more quickly. That supplier should also be asked to quote for the main works, though the priority was to fix the riskiest area.*

ST

### Painting snagging - fascia boards

7. Nigel Brookes reported on discussion with Glews to seek to get fascia boards uniformly repainted before paying the £500 retention monies.
8. *Directors authorised Nigel to negotiate up to a further £250 payment to Glews if that would secure their repainting of the fascia boards, since the alternative of keeping the retention and attempting to secure a different contractor to repaint the fascias was likely to be more expensive.*

NB

### Property maintenance obligations of owners

9. Directors noted the property maintenance obligations of owners within the scheme of management.
10. *Directors authorised Simon Tilford to write on their behalf to the owner of any property where visual appearance indicated neglect, reminding them of the requirements of the scheme of management.*

ST

### Rules on extensions

11. Nigel Brookes advised that he had contacted Greenwich Council to ascertain their treatment of extension volumes for development control purposes. They worked on the basis of net volumes (i.e. net of existing lobbies, porches etc before extension works).
12. *Directors agreed to interpret CGRS rules on extensions in terms of net additional volume, relative to the original dimensions of the house.*

Durs

### Compost Heap

13. Simon Tilford to ask Seasons to remove barbed wire presumed to have been left by outside contractors from compost heap. ST

### **Treasurer's Report**

14. Biddy Macfarlane advised that she hoped to get the draft accounts out to Porter Garland by the end of the week.
15. The company had a balance of £3,393 on its Lloyds current account and £39,730 on its Lloyds deposit account. The NatWest accounts had now been closed.
16. *It was agreed that the accountants be asked to show in the accounts for this year £12,000 transferred to the repainting reserve.* BM
17. Biddy reminded Directors that there may be a significant call on Society funds if Blackheath Cator Estate Residents Ltd installed traffic control barriers, since estimates for the costs of these works had escalated significantly.

### **Future Meetings**

18. Next Directors' meeting Monday 23 June - 7:30 - No 17. Dirs
19. AGM (subject to venue availability) - Monday 14 July DH

### **Corner Green Summer Party**

20. Saturday 5 July 2008. ALL

### **Corner Green 50th Anniversary 2009**

21. Directors noted that 2009 would be the 50th anniversary of Corner Green and the residents society and merited some special celebration. ALL