

## **CORNER GREEN RESIDENTS SOCIETY LTD**

### **MINUTES OF EXTRAORDINARY GENERAL MEETING – Monday April 23 2007**

Meeting convened to consider repainting by CGRS Ltd.

Members present:

Rosie Hewson (Chairman and Director) and Richard Hewson (21)  
Biddy Macfarlane (Treasurer and Director) (16)  
Simon Tilford (Works Director) (6)  
Mark Helm (Director) (8)  
Nigel Brookes (Director) (23)  
David Howes (Secretary) (7)

Khalid Khan (2)  
Dan Radcliffe (4)  
Mac Cochrane (10)  
Nadine White (15)  
Claude Perera (18)  
Neil MacCormick (20)

Members represented by proxies:

Member	Proxy
Natasha Brown and Wing To (13)	David Howes (7)
Stanley Lee (3)	Biddy Macfarlane (16)
Alison Rivers (17)	Neil MacCormick (20)
Andrew and Diane Sims (9)	Mark Helm (8)
Tom and Angharad Smith (22)	Rosie Hewson (21)

Members not represented:

Arum Sivanayagam (1)  
Peter Ruthen (5)  
Juliet Cairns (11)  
Jonathan Burton (12)  
Stewart and Christine Macfarlane (14)  
Stephen Peart (19)

1. Rosie Hewson as chairman of the Directors chaired the meeting. She explained that the meeting had been called to seek a decision from members on repainting following challenge to the authorization given to Directors at the March 19 general meeting.
2. She also explained that on the basis of tenders received Directors were

recommending acceptance of the tender received from PT Glue and Sons in the sum of £27,498. Adding VAT at 17.5% to that figure and adding in fees for contract supervision by Gilbert and Caswell of £1,000 (including VAT) gave a sum of £33,311. This compared with the authority sought from members at the March 19 EGM for up to £37,500.

3. Members sought clarification on the following points ;-

*Lead in Time and Contract Duration* - if the PT Glue tender were accepted work could start within two weeks of acceptance and would take approximately six weeks to complete.

*Prior to Painting Repairs* - Caistors and Peter Poole would be approached by Simon Tilford to see if they could be available before and during the contract to undertake woodwork repairs prior to painting at householders' instruction and at individual householders' expense. This would not prevent householders commissioning such repairs from whoever they chose.

*Contract Start Date* - if the PT Glue tender were accepted they would be asked to start work at the beginning of June and householders would be asked to effect repairs by then.

*Garages* - the tendered price includes painting of garages

*External painting between normal repaints* - painting due to installation of new woodwork between CGRS repaints would need to be performed at the expense of the individual householder

*Painting of Porches* - if appointed the contractor would be advised of correct scheme for porches since a number would exhibit the primer used over woodwork repairs rather than the original grey bar

*Colour of Fascias* - contract was specified to a British Standard colour but this had proved hard to meet on a consistent basis. If appointed the contractor could be invited to provide examples of nearest match to manufacturer's colours if this were possible without significant extra cost. Members generally felt a colour greyer than that currently applied would be preferable if possible. Biddy Macfarlane volunteered her garage doors as a demonstrator for any such colours. *Impact on Service Charges* - Directors confirmed the estimates given in their meeting of 16 April 2007 i.e. a requirement for an average charge of £108 per month against the current £90 per month if both general and painting reserves were to be replenished within three years and if calls upon these reserves were as currently estimated. The level of the service charge and the phasing of any increase was a matter for the AGM, however, when financial forecasts could be reviewed.

4. Rosie Hewson proposed that ;-

Authority be granted for Directors to enter into contracts for repainting in summer 2007 at an estimated cost of £33,311 with the contract for painting awarded to PT Glue at an estimated cost of £32,311 including VAT and the

contract for supervision awarded to Gilbert and Caswell at an estimated cost of £1000 including VAT.

The proposal was agreed by sixteen votes in favour and one against.

5. Biddy Macfarlane took the opportunity to advise members that further tree works beyond the £3,500 already authorized may require funding, though the council's indication that it would not support an application to lop the Horse Chestnut behind No 18 may bring costs down. She also reminded members that replacement trees would be required but that planting guidance suggested caution, e.g. birches should not be planted within 10 metres of properties and ash within 21 metres.