

CORNER GREEN RESIDENTS SOCIETY LTD

MINUTES OF EXTRAORDINARY GENERAL MEETING –Tuesday January 27 2009

Meeting convened to consider works to Corner Green rear access lane

Members present:

David Howes (Secretary) (7)
Biddy Macfarlane (Director and Treasurer) (16)
Mac Cochrane (Director) (10)
Janet Parrott (23)
Hilary Radcliffe (4)

David Howes was appointed chairman for the meeting.

Works to Corner Green rear access lane

1. David Howes advised that the EGM had been convened to seek authority for expenditure in excess of the £1,000 threshold which Directors could commit to without reference to members. The expenditure for which authority was sought related to repairs to the access lane serving the estate garages.

2. Mac Cochrane referred to quotations for repair works to the rear access lane which he estimated as costing between £1,800 and £2,200. The work entailed cutting out, refilling and resurfacing the areas where subsidence was evident. He advised that there were three or four streams running off Blackheath Park Road towards the railway line and one of these ran down the line of the subsidence on the access road. The result was washing out of the sub-surface and subsidence of the access lane surfacing. The contractors would not give guarantees as to the durability of any repair but under normal weather conditions it might be expected to last 7-8 years. Members noted that doing nothing might lead to a need for more expensive repairs or claims against the society.

3. Mac had recorded five heavy lorries per fortnight associated with refuse collection and many other visits from delivery vans giving heavy wear and tear on the Corner Green roads in general. He also noted the poor surface conditions of the car park areas by the lower garages and behind number 18 Corner Green. He had been quoted £10-12k for resurfacing of the lower car park. Authority for spending on these areas was not being sought at the current EGM but could be considered in the context of the budget for future years at the next Annual general Meeting.

4. Mac advised that he would wish the EGM to authorize expenditure of up to £2,500 on the repair work in order also to cover some repair to the surface of the main access road adjacent to the fig tree beside number 4 Pond Road.

5. Biddy Macfarlane advised on the financial position. There was likely to be a surplus of £7,400 by the end of the 2008-09 financial year after allowing appropriate provision for the 2010 repainting, general and capital redemption reserves, and making provision for pathway repaving, tree works, planting and lighting. The authorization of spending of £2,500 on the back lane at this EGM would not of itself give rise for a need to increase maintenance contributions. The appropriate future level of contributions would need to be considered in the light of overall spending requirements and the prudent maintenance of reserves at the 2009 AGM.

It was resolved that Directors be authorized to spend up to £2,500 on repairs to the Corner Green roads, in particular to make good the subsidence evident in the rear access lane, but with some modest proportion for repairs to the main access road adjoining No 4 Pond Road.