

Corner Green Residents Society

MINUTES OF THE ANNUAL GENERAL MEETING

27th June 2005

Present: Khalid and Nancy Khan (2), Dan Radcliffe (4), Simon Tilford (6), Mark Helm (8), Mac Cochrane (10), Wing To and Natasha Brown (13), Nadine White (15), Biddy Macfarlane (16), Neil McCormack (20), Rosie and Dick Hewson (21), Nigel Brookes (23).

1. Apologies for absence: from Nos 7, 11, 17, 18.

Proxies: Nos 7 & 11 held by MC (10)

2. Matters arising from previous AGM minutes

a) In a letter to the directors JC (11) questioned whether the directors has circulated the agenda for the AGM to the residents in time for them to consider the issues relevant to them. RH (21) stressed that the problem only arises when residents raise issues for discussion close to the date of the AGM, but the directors will endeavour to circulate the agenda as quickly as possible.

b) JC (11) also questioned whether the decision to move a tree from behind No 9 to a position on the green in front of Nos 5 & 6 had been taken with sufficient consultation. It was agreed that the minutes could have been phrased better and apologies were extended for any misunderstanding, but that it was within the terms of responsibility of the Gardening Committee to make such decisions.

c). It was still considered valid that members can make a resolution at the AGM in regard to the removal of a tree and that all the major issues studied by the garden committee deemed valid.

d) It was decided that it was not necessary to hold a further meeting to give go-ahead for removal of the tree from its current location in front of No 5-6. (See 8a)

MC (10) dissented on behalf of Juliet.

3. Minutes of previous AGM of 21st June 2004 – agreed as accurate.

4. Chair's report:

a) Allocated roles of the committee in the last year: Chair - Rosie Hewson (21), Secretary – David Howes (7), Works – Simon Tilford (6), Treasurer – Biddy Macfarlane (16)

b) Appreciation voiced to Vicky Hobbs (No 17), who resigned as Treasurer and as a director on February 9th, 2005 and to Tim Layton (22) who resigned as Treasurer and as a director on September 3rd, 2004.

c) Welcome to Khalid and Nancy Khan, new residents at number No 2, and to Wing To and Natasha Brown, new residents at number 13.

5. Appointment of, and Fixing of Remuneration of, Auditors

a) Agreed that current accountants, Porter Garland, are doing a good job and that their contract should be renewed. The total cost of the audit and accounts was £493.50. The directors were authorised to fix the auditor's remuneration for the coming year.

6. Election of directors:

a) Proposed by DR (4), seconded by DR (No 4), that Rosie Hewson (21), Biddy Macfarlane (16), Mark Helm (8) and Simon Tilford (6) be re-appointed. Agreed: nem. con. Proposed by ST (6), seconded by RH (21) that Nigel Brookes (23) be appointed. Agreed: nem. con.

7. Treasurer's report

a) Appreciation expressed to Biddy Macfarlane (16) for assuming the role of company Treasurer.

b) Following dissatisfaction with the service of Natwest, BM (16) recommended switching to Lloyd's. This was approved.

c) This will mean that everybody will have to switch his or her standing orders, but this was deemed preferable to continuing with Natwest.

d) Discussion of the budget. Maintenance contributions agreed to be left unchanged for 2005/06. BM (16) recommended increasing the contribution by 5% in both the subsequent years, which should be enough to ensure that sufficient funds and reserves will be available by the next house painting.

e) Vote to accept accounts, proposed by Nadine White (15), seconded by Dan Radcliffe (No 4). Accounts approved.

8. Gardening Committee report:

a) Tree planted on the green in front of Nos 5-6 to be removed and replaced with something of a more suitable size.

b) Arboriculturalist looked at the plane between Nos 18 & 19 and confirmed that it is healthy.

c) MC (10) – on behalf of JC (11) – stressed the need for mature trees to be assessed. NB (23) to look into it.

d) The Yucca plants in the middle of the green to be replaced by a more child friendly alternative.

e) MC (10) questioned whether Seasons are tending adequately to newly planted bushes. It was agreed that Seasons employees are not being supervised sufficiently and that this needs to be raised with the company.

9. Appointment of the Gardening Committee

Helen McCormick (20) and Claude Perera (18) agreed to continue on the committee; Nigel Brookes resigned following his appointment as a director of the company. Nadine White's (15) appointment to the gardening committee was proposed by RH (21) and seconded by BM (16). Agreed: nem. con.

10. Works Report:

- a) The lights on the green had been fixed by Paul Weller for £589. The job was completed quickly and well.
- b) A new Corner Green sign had been installed at the corner of Pond Road and Corner Green for £120 plus vat. The font was less than ideal, but it was agreed that it should be kept.
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- c) It was agreed that the repainting of the houses had been completed to a satisfactory standard – DH (21). (See Report on Corner Green Repainting 2004).
- d) There were mixed feeling about the performance of the surveyors (Gilbert and Caswell). Although their assessment of the condition of the garage doors had been poor, their performance as a whole was thought satisfactory. It was agreed that next time round there would be a case for asking the subcontractor, PT Glew, to tender directly, which could potentially save a substantial amount of money. One advantage with involving Gilbert and Casswell was that when there were problems the painters were quick to ensure they were resolved – DH (21).
- e) There were inconsistencies in porch painting mainly because a lot of remedial work had been carried out prior to the painting and had been primed in white, with the result that in places the porches had been painted white rather than grey/green. Also, next time round it was agreed that we will need to ensure that the green/grey paint is consistent – it was noted that this is not currently the case.
- f) ST (6) will look into purchasing a Corner Green ladder. This must be light so that all residents are able to use it. BM (16) would be prepared to store it in her garage if someone would fix the necessary brackets.
- g) NK (2) raised the issue of the dip in the road in the entrance to Corner Green from Pond Road. It was agreed that this would be discussed at the next directors meeting.
- h) Other maintenance issues include the need to repair the pavement behind No 22 (which could pose an insurance risk) and the condition of the path around the green. As regards electricity to the garages, MC (10) reported that residents could have their own metered supply and would pay around 7p a unit.

11. Motions:

None.

12. Neighbourhood Watch

It has been a good year, with no break-ins – MH (8).

A van belonging to KW (19) was sprayed with graffiti and its windscreen wiper damaged.

AOB:

Thanks to Dick Hewson for all his hard work, both in regard to the house painting and the accounts.