

**Corner Green Residents Society****MINUTES OF THE ANNUAL GENERAL MEETING**

5 June 2006

**Present:**

Rosie (Director & Chairman) & Dick Hewson (21)  
Biddy Macfarlane (Director & Treasurer) (16)  
Simon Tilford (Director - Works) (6)  
Nigel Brookes (Director - Works) (23)  
Mark Helm (Director - Neighbourhood Watch) (8)  
David Howes (Secretary) (7)  
Dan Radcliffe (4)  
Mac Cochrane (10)  
Juliet Cairns (11)  
Jonathan Burton (12)  
Natasha Brown (13)  
Claude Perera (18)  
Helen & Neil McCormack (20)

**Proxies:**

Khalid Khan (2)	held by David Howes (7)
Stephen Peart (19)	held by Juliet Cairns (11)
Nadine and Ray White (15)	held by Rosie Hewson (21)

**1. Apologies for Absence**

a) None.

**2. Minutes of 2005 AGM**

a) It was noted that the appointment of Directors had been seconded by Richard Hewson rather than Dan Radcliffe. Subject to this the minutes of the 2005 AGM were agreed as an accurate record.

**3. Matters Arising from 2005 AGM**

- a) Simon Tilford to pursue purchase of Corner Green ladder (minute 10f).
- b) It was noted that the replacement of the tree planted outside Nos 5-6 with something of a more suitable size had not yet happened (minute 8a).

**4. Chairman's report:**

- a) Rosie Hewson reported :-
- major item of interest during the year had been the approach from a developer for the purchase of access rights via Corner Green to a site to the rear of 59 Blackheath Park. Residents had been almost unanimous in opposing the sale of such rights.
  - apologies for the periods when the lights on the Green had been out. Directors had attempted to fix them without major expense but this may not be possible (see Works report).
  - plans for the 2007 repainting were under way and an EGM to consider the matter was likely early in the new year - one issue would be whether to use surveyors again for identification of prior-to-painting repairs and painting supervision.
  - Change of bank from NatWest to Lloyds progressing

- b) Members thanked the Directors and officers of the society for their work during the year.

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

- a) Members agreed the appointment of Porter Garland as auditors for the current financial year and directors were authorised to fix the auditor's remuneration.

### **6. Election of directors:**

- a) Members agreed the reappointment of the current Directors for the forthcoming year - noting that they could co-opt new members to the board prior to the next AGM if volunteers came forwards.
- b) Members thanked Rosie Hewson in particular for her work as chairman in the past year, and for her willingness to continue in the role.

### **7. Treasurer's report**

- a) Biddy Macfarlane commented on the report circulated to members prior to the meeting and responded to queries from members :-
- projected costs of 2007 repainting were in last column of expenditure forecast and were estimated at 10% more than last time (2004).
  - in view of projected balances her recommendation was that no change be made to the current service charge of £90 per month.
  - Seasons had not yet given an indication that they were raising their gardening contract price but Biddy had nevertheless allowed for a 5% increase in 2007-08 to cover this eventuality
  - lighting costs had been lower than anticipated since major work (as opposed to fixes) had not been undertaken. Nevertheless significant budget provision was retained in 2006-07 and 2007-08.
  - similar considerations applied to road and re-paving work.
  - public liability insurers had given no indication of any dramatic increase in premium for next year.
  - difference between actual expenditure cited in report and figure in accounts (£11,996 vs 10,532) due to year-end effects.
- b) Members approved the accounts for the year ending 31 March 2006.

### **8. Gardening Committee report:**

- a) Claude Perera reported on behalf of the Gardening Committee :-
- committee had recently done walkabout and reported to Directors
  - area around No 1 needs tidying up
  - most residents seem happy with the current condition of the planting
- b) Some members expressed concern regarding plans for tree planting, both in terms of replacements for recently felled trees and plans for replacement of trees as - inevitably - they grew older and in need of replacement. The Gardening committee were commissioning a new survey which should provide a report by autumn as a basis for planned replacement. Budget provision was adequate for this.
- c) Directors asked that progress reports from the Gardening Committee were presented to them - in particular in relation to tree planting - not for approval but for information and to allow them to properly discharge their overall responsibilities. Any such reports - and Directors comments or actions in response to them - would be captured in the minutes circulated to all members.
- d) Neil McCormack questioned the practice of planting borders rather than allowing grass to run up to house frontages. Neil, Mac Cochrane and Simon Tilford were happy to experiment with grass running up to the fronts of their houses.

## **9. Appointment of the Gardening Committee**

Members agreed the re-appointment of the current members of the gardening committee for the forthcoming year (Helen McCormick, Claude Perera, Nadine White) and thanked the committee for their efforts in 2005-06.

## **10. Works Report:**

Simon Tilford reported ;-

- significant costs were likely to be incurred in 2006-07 on lighting, paths, and - possibly - retaining walls such as that between nos 6 & 7 within the communal area.
- a number of paving tiles are loose and/or uneven
- patching of the main pathway is unsightly but total resurfacing is several thousand pounds and - in any case - should await resolution of the lighting problem and completion of any associated excavation requirement. An EGM may be required given the level of expenditure and the choice between "red" and regular tarmac
- new lights for the bottom garages had been installed
- lights on the green fixed on a number of occasions but still causing problems
- pathway behind Nos 10-15 needs regravelling

## **11. Neighbourhood Watch Report**

Mark Helm reported ;-

- one break-in
- some cars vandalised
- please report any incidents to police
- "Safer Neighbourhoods" project should mean a police officer allocated to the ward (Blackheath and Westcombe)