

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

8 September 2008

Present:

Simon Tilford (director and chairman) (6)
Biddy Macfarlane (director and treasurer) (16)
Mark Helm (director - neighbourhood watch) (8)
Khalid Khan (director) (2)
David Howes (secretary) (7)
Stanley Lee (3)
Dan Radcliffe (4)
Mac and Jill Cochrane (10)
Juliet Cairns (11)
Wing To (13)
Nadine White (gardening committee) (15)
Claude Perera (gardening committee) (18)
Kate Sabapathy (19)
Helen (gardening committee) and Neil MacCormick (20)
Richard Hewson (21)
Angharad Smith (22)

Represented by proxies:

- Alison Rivers (17) held by Biddy MacFarlane (16)
Jonathan Burton (12) held by David Howes (7)

Not represented:

Arum Sivanayagam (1)
Peter Ruthen (5)
Andrew and Diane Sim (9)
Stewart and Christine Macfarlane (14)
Nigel and Helen Brookes (23)

1. Apologies for Absence

None

2. Minutes of 2007 AGM

The minutes of the 2007 AGM held on 2 July 2007 were agreed

3. Matters Arising from 2007 AGM

- In relation to item 13 (garden waste disposal) the Nathan Way site's willingness to offer free provision and collection of skips for compostable waste had not seemed to be shared by waste collection administrators. Dick Hewson to contact the council to ask for more green-top bins for communal garden waste.

4. Chairman's report:

- Simon Tilford and members at large welcomed the new arrival at No 19 (Sabapathy junior)

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

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. Gardening Committee Report

At the request of Nadine White the meeting agreed to consider this item and the appointment of the gardening committee ahead of election of directors and treasurer's report since she had to leave the meeting promptly.

Nadine circulated a copy of a gardening committee report she had passed to the chairman the previous day. The report advised that in June Seasons had been given a long list of jobs requiring their attention. The report noted the outstanding items. The committee stated that authority from directors for further spending would be required for new plants and soil renovation - though Biddy noted she had as yet received no estimates of the required amounts.

The report also advised that trees remained the big issue - with the rate of growth this season and the state of health of some trees meaning that a further survey was merited. The gardening committee noted that the birch outside No 22 was dying and needed to be removed. They also referred to the two young plane trees planted on the green which were the subject of a motion from Helen MacCormick and Biddy Macfarlane later on the meeting's agenda.

Some members expressed reservations about the quality of Seasons' work, though others doubted it would be easy finding a cost-effective replacement. It was evident that the gardening committee did not have a copy of any contract between CGRS Ltd and Seasons. Members agreed to let the contract run at least another six months - but put no obligation on directors to seek alternative tenders at the end of that time.

7. Appointment of Gardening Committee

David Howes advised that he was concerned that in his view company law dictated that the powers of the company are vested in the board, only the board can appoint committees to discharge its functions, and all such committees must include at least one director. The current process whereby the gardening committee was appointed by the membership in general meeting and included no director was in his view incompatible with company law.

Some members, while unconcerned by the legality or otherwise of the current position, were anxious to receive more information about action planned by the gardening committee. Others were concerned that any line of accountability to the Board should not delay decision-making by the committee.

Members agreed to commend the appointment or re-appointment of the following individuals to the gardening committee:

- Claude Perera (re-appointment) (18)
- Nadine White (re-appointment) (15)
- Helen MacCormick (re-appointment) (20)
- Jill Cochrane (appointment) (10)
- Mark Helm (appointment - subject to his re-appointment as a Director) (8)

The proposal being agreed by all present - including the directors - the above named were appointed to the gardening committee.

8. Motion proposed by Biddy Macfarlane and Helen MacCormick - Plane Trees

Members considered the following motion:

that the two young London plane trees planted on the Green by Seasons be removed and be replaced by other more suitable trees to be chosen by the gardening committee and approved by the directors.

Biddy and Helen explained that they felt the trees were too large for the Green and would inhibit grass and other shrub growth and potentially damage properties, and their views received some support. Other members were less convinced of the merits of removing both trees and did not feel the residents should be held to ransom by insurers' commercially motivated risk aversion. Members noted that the last AGM had agreed that the gardening committee should draw up a tree planting proposal with options for consideration by directors and the membership at large. This had not been forthcoming.

Members agreed to vote on a tree by tree basis on whether to remove each tree, if so whether to replace it, and if so where to replace it. Tree 1 was the first of the two to have been planted, higher up and nearest the top entrance to the Green. Tree 2 was the later of the two trees to be planted, opposite Nos 5-6 having been relocated from land adjoining Number 9. Directors advised that the move of the latter tree from its original location had not been predicated on any assumption by them that its first planting place was owned by No 9. The land was the Society's and directors were aware of that when the tree was moved.

On putting to the vote the proposal to remove Tree 1 there were seven votes in favour and nine against. It was consequently resolved that the tree be retained at its current location.

On putting to the vote the proposal to remove Tree 2 there were thirteen votes in favour representing a clear majority of those represented at the meeting. It was therefore resolved that tree 2 be removed, albeit on the understanding that Seasons would seek to replant it outside the Corner Green estate.

On putting to the vote the proposal that Tree 2 be replaced there were fourteen votes in favour representing a clear majority of those represented at the meeting. It was therefore resolved that the tree be replaced by another more suitable tree to be chosen by the gardening committee and approved by the directors.

Members decided not to vote on the location of the replacement for Tree 2, but to leave that to be recommended by the gardening committee and approved by the directors.

9. Election of Directors:

Members agreed the re-appointment of the current directors and the appointment of Mac Cochrane and Kate Sabapathy for the forthcoming year. Therefore elected were:

- Mark Helm (re-appointment) (8)
- Khalid Khan (re-appointment) (2)
- Biddy Macfarlane (re-appointment) (16)
- Simon Tilford (re-appointment) (7)
- Kate Sabapathy (appointment) (19)
- Mac Cochrane (appointment) (10)

Members thanked Nigel Brookes for his efforts as a director responsible for works, and Biddy Macfarlane for her work as treasurer, which she had offered to continue for a further year in the absence of a volunteer to take on the role.

10. Treasurer's report and accounts

a) Biddy Macfarlane commented on the report circulated to members prior to the meeting and responded to queries from members:-

- there was already nearly enough in the painting reserve for the next triennial repainting - though there would not be enough thereafter to leave the same balance we had after the 2007 redecoration
- there was £15,000 in the general reserve but major expenses were anticipated for tree works and planting, access road resurfacing, back lane repair and repair of circular footpath
- 2007-08 accounts include all costs of 2007 redecoration except £500 retention paid in 2008-09

b) Members approved the accounts for the year ending 31 March 2008.

11. Works Report:

Simon Tilford reported continuing problems with the lighting on the Green, and the difficulty in identifying the precise nature of the problem. About one quarter of the wiring circuit had been replaced.

Simon also noted that the paving at the lower entrance to the Green between Nos 9 and 10 was in urgent need of levelling. A quote had been requested from Seasons.

He also noted that the circular path looked bad and decisions were needed on whether to relay it in its entirety and, if so, the material to be used. The amounts involved were such that an EGM would be required to authorise spending.

Wing To noted the trough in the back lane - a feature which David Howes advised he had also highlighted to directors. When the dip had first appeared at the top of the back lane Thames Water had sent an inspector who judged that the sewer running below the back lane was in sound condition and not responsible for any surface collapse. Members noted that in view of the alignment between the current trough and the sewer line this judgement may need revisiting.

12. Neighbourhood Watch Report

Mark Helm reported no break-ins and advised that the ward now benefited from two officers who constituted the Safer Neighbourhood Team. They can be contacted on 0208 284 9305.

13. Corner Green 50th Anniversary Event

Angharad Smith reported that she had been working with Mark Helm, Rosie Hewson and Nadine White on plans for celebrating Corner Green's fiftieth anniversary next year. Their favoured approach was to invite residents and former residents and interview them in connection with an internet based publication. A date for the event needed to be fixed by next month.

Members agreed:

- they were happy for directors to authorise up to £100 to be spent on preparing a publication of the type described
- that Mark, Angharad, Rosie and Nadine continue to act as a working group on the matter, reporting to directors as appropriate and in order to keep residents informed of progress.