

MINUTES – DIRECTOR’S MEETING 17th JUNE 2014

1. **Attendance.**

Present: Dougie Ferguson, Neil Campbell (Chairman), Rhoda Macdonald, Norman Iain Mackay, Finlay Maclellan, Duncan Macpherson (Commercial Development Manager) and Linda Green (Administrator).

Apologies: Richard Maclellan, Murdo Mackay, Fiona Mackenzie, Roddy Macdonald and Neil Macdonald.

2. **Approval of Minutes 15th April 2014.**

The minutes were unanimously approved.

3. **Review of Action Points**

- **Borve Lodge – Shooting Rights**

Duncan received a document today from Steve Woodhall for consideration by the Trust. It was decided to ask Murdo Mackay to read the document and make recommendations/alert key points to the other directors. Depending on the subject matter it is hoped to come to a decision before the next board meeting.

- **Hebridean Way**

Chris Harris has been in touch with Duncan and has shown him his initial proposal for the Hebridean Way. All township clerks should have received a copy of the map and have been asked to make suggestions.

- **Design of Luskentyre water and electricity supply**

- Waiting for SSE to re-issue the original quote. It may be cheaper for the cables to go behind the house plots as less cable will be required. Duncan Mackay’s have been asked for a definitive quote for the water supply.

- **Horgabost Moorings**

Sites have not yet been formally chosen. David Knight (Big Lottery) has agreed that reclaimable VAT on the pontoon can be used to install moorings.

4. **Updates**

Financial

The report was noted, see appendix 1.

Community Enterprise Centre Cashflow – CnES are the grant operator for the Scottish Government funding granted to the Trust. They have said that they will pay quarterly in advance where a payment schedule has been submitted. The Big Lottery will pay out against unpaid invoices.

Commercial Development Managers Report

The Report was noted, see appendix 2. The following updates were given at the meeting:

This item has been removed for confidentiality but will be restored when confidentiality is no longer required.

Horgabost Wind Turbine

David Macleod surveyed the site access today and has gone away to work up a plan. When the plan is complete it can go out to tender.

HIE

HIE have agreed with the main points from the last directors meeting, increasing the intervention rate in year 2 from 50-75%.

HHP

Murdo and Duncan took part in a meeting with HHP last week. HHP have underspent on a number of projects and would like to commence building work at Rubha Romagaidh in October. The main issue in achieving this will be getting detailed design work done in time. HHP hope to offer some of the completed houses for sale and the others for rent.

Horgabost Shed and Fencing

Duncan arranged to meet Finlay and other users of the Seilebost fank either on Thursday evening or early next week.

5. *Community Enterprise Centre*

Directors were asked to contact Duncan with any comments/queries that they might have with the community enterprise centre. The building warrant drawings are available to see if any of the directors wish to see them. Key points to go over in the next few weeks are mechanical and electrical work and also the kitchen layout.

6. *New Employee Update*

See Commercial Development Managers Update.

7. *Paper from Scott Bennett*

Scott Bennett has been in touch with the Trust about a long running dispute which he has with his neighbour at 10 Scaristavore regarding access. Maggie at Anderson Macarthur has advised that the Trust as landlord should stay out of tenant's disputes. The directors agreed to follow Maggie's advice.

8. *Paper on Rental Prices*

Duncan produced a paper with suggested rental prices for buildings/services provided by the Trust, see appendix 3.

The directors agreed with all prices apart from those suggested for moorings at the Horgabost pontoon. Duncan had proposed that moorings be charged a £200 per year, directors felt that this may be high for this year considering that half of the season has already passed. It was agreed that £100 would be charged for this season and £200 thereafter.

Shed – it was agreed to rent space in the shed for £20/SQM.

HIE – new employee office space proposal – HIE have proposed that rather than paying office rental plus a share of the electricity etc, they pay the Trust £1000 per employee per year. The directors agreed to this proposal.

9. AOCB

Scarista Turbine Press Release

Pupils and teachers from Leverhulme school hope to visit the Turbine on Tuesday next week. Roddy Maclennan from the renewables company will be there to tell them a bit about it. It was decided that a press release should go out in conjunction with this visit.

Rubha Romagaidh House Plots – fix price

The planning application has been amended to allow building to commence once the construction of the social housing has either begun or is in the housing plan and the community building is occupied.

It was decided to advertise the remaining two plots as having a guide price of (from £25,000) so as to allow the Trust to be flexible depending on the applicant's situation. A design brief is to be drawn up for the two plots.

Diary Dates for future meetings:

- Aug 19th
- Sept 16th
- Oct 21st
- Nov 18th
- Dec 16th