**MINUTES – DIRECTOR’S MEETING 19th April 2016**

1. **Attendance.**

Present: Murdo Mackay (Chairman), Neil Campbell (Secretary), Dougie Ferguson, Roddy Macdonald, Rhoda MacDonald, Norman Iain Mackay, Fiona MacKenzie, Finlay MacLennan, Richard MacLennan, Neil Macdonald, Duncan MacPherson (Commercial Development Manager), Anna Helfrich (Centre & Events Manager) and Deborah Coghill (Administrator).

1. **Apologies:** No Apologies had been submitted
2. **Declaration of Interest:** There were No Declarations of Interest
3. **Approval of Minutes 22nd March 2016**

The minutes were approved.

1. **Matters Arising:** Hydro Scheme – Duncan reported that according to Maggie the Agreement with **Rivergen** would now be drawn up in **Scots** Law.
2. **Review of Action Points**

It was agreed that the Action Points would be reviewed at the next meeting.

1. **Updates**

***Financial***

A monthly report for the West Harris Trust was shown (see Appendix 1). The negative balances in CEC were because funds had been reallocated amongst the different management accounts.

***Commercial Development Manager’s Report***

The Report was noted (see Appendix 2).

***Hydro Scheme*** – The design had come through the previous week and Roddy MacLennan is looking at it. John Copp at SSE had said that WHT needed to authorise the order of the transformer GRP cabin by the end of the month or the connection date would be missed. It is expected this purchase will be agreed with Rivergen.

***Pairc Niseaboist – Community Building*** *–* the contractor continues to maintain that the building will be ready by the end of June. Penalty charges of £700 per week would be applicable in the event of late completion.

***HHP*** - progressing well; first kit due to arrive next week. They hope to finish in the

middle of October.

 ***Pairc Niseaboist Community Energy Project*** - The WHT part in the wind generation joint venture and energy supply to users will be through a subsidiary of WHT. The company formed is to be called Pairc Niseaboist Power.

***CLS Conference*** - Friday 27th and Saturday 28th May. Neil Campbell and Norman Iain MacKay hope to be able to attend at least some of the sessions, depending on work commitments.

***CEC* M*anager’s Report***

The Report was noted (see Appendix 3).

As well as the Report, Anna has begun to compile a list of items that will be required for the new Centre.

1. **AOCB**

***Broadband*** *–* A BT engineer was reported to have said that every property in Harris will soon get fibre-optic cable **except** those in exceptionally remote locations. On the other hand enquiries by South Harris Community Council have revealed that the Bays will not receive fibre in the current roll-out despite this area being identified for provision on the map on the BT website.

***Cover for Ann (Hook-ups)*** *–* Ann needs cover from 18th-25th June. Finlay MacLennan agreed to provide this with Neil and Murdo as back-up.

***No.14 Seilebost*** *–* A discussion was held regarding correspondence received from the tenant of 14 Seilebost rejecting the Trust’s offer of terms of sale for a 0.15ha plot of land. The plot includes the croft house but is made up of both croft and non-croft land. The directors noted their previous unanimous decision taken via email correspondence to incorporate a clawback of £10,000 in the sale should the plot be sold on. This would allow the tenant to enjoy the property on the same terms as sales of statutory house sites where there was no non-croft land involved for as long as she lived there, but at the same time would protect the community interest and discourage land speculation. The directors confirmed that the clawback would not be triggered by a transfer from tenant to children; a point which had been raised in a conversation between the tenant and the Commercial Development Manager. In the letter the tenant had disputed that the non-croft land would be worth £10,000 in a future sale. The directors therefore agreed to offer an alternative of the clawback being determined by a valuation being carried out at time of sale.

The letter had also raised points of law. The directors therefore agreed to pass the letter to the Trust’s solicitor asking her to write to the tenant’s solicitor to address the legal points and to confirm the legal basis of the Trust’s position.

1. **Date of Next Meeting:** Tuesday 17th May 2016 at 7.30pm in Seilebost School.

**Diary Dates for future meetings:**

* May 17th
* June 14th
* August 16th
* September 13th
* October 11th
* November 15th
* December 13th