

MINUTES – DIRECTOR’S MEETING 23rd APRIL 2013

1. Attendance.

Apologies: Fiona Mackenzie and Donald MacIennan

Present: Richard MacIennan, Finlay MacIennan, Murdo Mackay (Chair), Neil Campbell (Secretary), Rhoda Macdonald, Norman Mackay, Roddy Macdonald, Duncan MacPherson (Commercial Development Manager), Cait Wooll (Business Development Officer) and Linda Green (Administrator)

2. Approval of Minutes 19th March 2013

The minutes were unanimously approved with amendment to Point 7 - House plot discussion paper.

The answer to the question “*What is the maximum price the Trust would be happy with to provide water to the plots?*” should have been

£17,500 – sale price of plot, rather than cost to provide water to the plots.

The directors decided to wait to see if a grant was available from Scottish Water before finalising this point.

3. Review of Action Points

- 6 Seilebost

A revised plan has been received showing the boundary moved back from the fence.

Duncan has asked for the fence to be moved by a further metre from the burn.

Anderson Macarthur and Alick Morrison have both agreed to this.

- Seilebost School Bid

A positive response has been received from Malcolm Burr. Duncan to meet with Calum Mackenzie tomorrow and report back to directors by email.

4. Updates

Financial

West Harris Renewables Limited owes the Trust £2,766.42.

The Energy Savings Trust has not yet taken any repayments for the loan on the Seilebost wind turbine.

Income and Expenditure for 1 st Jan – 31 st March 2013				
Fund	Opening Balance (£)	Income (£)	Expenditure (£)	Closing Balance (£)
Big Lottery	0	10,000	-11,677.10	-1,677.10
WHT Core	0	248.75	-1202.88	-954.13
Beach Festival	-195.15	0	-443.75	-638.90
Rubha Romagaidh	-15,625.80	20,780.00	-17,529.60	-12,375.40
Graduate Placement	-334.40	6,615.23	-4,998.69	1,282.14

Bank Account Balance at 31 st March 2013	
Lottery (£)	24,468.55
Treasurers Account (£)	18,409.01

Commercial Development Managers Report

The report was noted, see appendix 1.

Scarista Wind Turbine

Roddy Macdonald declared an interest as a member of Harris Gold Club and therefore did not take part in this discussion.

The directors were asked how much they would be comfortable in using of the Trusts' own reserves. They came to the decision that it would be best to leave £10,000 in reserves. Duncan informed the directors of a loan scheme run by CNES which will lend up to £50,000. This would be enough to pay the remainder of the turbine cost without using the Trusts' own reserves. However, the loan has to be repaid over 7 years, which would make monthly repayments higher than the loan that Social Investment Scotland has offered.

A quote is needed from PDG Helicopters for them to lift the concrete slab to the location of the turbine. Anderson MacArthur have prepared a draft contract for Scarista Grazings Committee for the use of the land. David Macleod is expected in the near future to prepare improved maps of the proposed location of the turbine.

Rubha Romagaidh

Duncan is waiting to hear back from Highlands and Islands Enterprise over the percentage of state aid allowed, i.e. what percentage of private funding must be obtained by the Trust in order to build the community building.

An application to the Coastal Communities Fund is in its final stages.

Rubha Romagaidh – Housing

The proposed housing at Rubha Romagaidh has not made it into the councils housing plan. However, Stewart Wilson from TIG is confident that should the plans be final and planning permission be in place, it will be successful should more money be made available.

Crofting Commission

The decrofting direction submitted by the tenant of 4 Luskentyre has been rejected by the Crofting Commission, citing the large number of plots previously sold.

Plot Sales

Despite some hesitation, the couple interested in the plot at Scarista are now confident that they can bring their build in on budget.

Nick Helfridge intends to submit planning permission in the near future, with the intention to begin building in 2014.

Bart Van der Bosch hopes to start building in 2014.

Chris Macvicar is moving up in the next few weeks. He is having trouble finding a mortgage provider that will lend due to the burden on the plot. Duncan has put him in touch with the Highland Small Community Housing Trust who has identified a number of mortgage lenders that can assist.

Business Development Officers Report

The report was noted, see appendix 2

Website

The website is now live. Pictures are still needed of a few directors.

Social Media

The number of likes have increased since plans of the festival were announced.

Horgabost Marine Project

LEADER have made an offer of funding, however agreement has to be made with Seilebost and Horgabost Grazings committee before the project can proceed. Finlay MacIennan said that the grazing shareholders have no major objections to the shed being placed at the Seilebost fank.

It was brought to the directors' attention that the community is uneasy with the prospect of the pontoon being used on a Sunday. The Trust will take appropriate measures to limit the effect upon the community.

Finlay MacIennan gave his apologies and left the meeting.

Beach Festival

Organisation of the festival is coming on well. The marquee that the South Harris Agricultural Show Committee are lending us will have to be insured under our own insurance.

5. Scarista Turbine Finance

Discussed earlier in the meeting, see commercial development managers' report.

6. AOCB

Donation to Diabetes UK (Richard Chyzy)

The directors decided to make a donation of £100 to Diabetes UK, Richard Chyzy's charity of choice, in place of payment for a map which he produced for the West Harris Trust.

Rosie Film – Visual Anthropology

The directors were shown an email sent by a student wishing to make a film about Harris. The directors suggested passing on contact details for the North Harris Trust and the WI branch.

Foreshore Fee

Anderson MacArthur have invoiced the Trust £1500 for their part in the process of securing Scarista and Luskentyre foreshore. The Trust were initially quoted £1000 for the work, so will ask for a reduction.

Richard MacIennan gave his apologies and left the meeting.

Financial Accounts to December 2012

The accounts were noted, see appendix 3.

Hydro

A formal offer has been made to the Trust for a connection to the grid.

Ross-shire Engineering, who originally gave a quote can now re-price the job. They have since developed their own turbine which may reduce the price.

Duncan to discuss with North Harris Trust as to whether they intend to proceed with their project as a joint project would make co-op funding available.

Diary dates for future meetings:

- 13th May AGM
- 21st May
- 18th June
- 20th Aug
- 17th Sep
- 15th Oct
- 19th Nov
- 17th Dec