

MINUTES – DIRECTOR’S MEETING 20th MAY 2014 7.30PM

1. Attendance.

Present: Neil Macdonald, Rhoda Macdonald, Neil Campbell (Secretary), Roddy Macdonald (Chairman), Norman Iain Mackay, Duncan Macpherson (Commercial Development Manager) and Linda Green (Administrator).

Richard Maclennan and Dougie Ferguson arrived at 7.45pm.

Apologies: Finlay Maclennan, Murdo Mackay and Fiona Mackenzie.

2. Approval of Minutes 15th April 2014

The minutes were unanimously approved, proposed by Roddy Macdonald and seconded by Neil Campbell.

3. Review of Action Points

- Design of Luskentyre water and electricity supply

SSE have issued a revised quote for the electricity supply to the 3 Luskentyre plots which is nearly the same as the undergrounding option at £27k. It was decided to ask for the undergrounding quote to be reissued with the possibility of the cables being laid at the back of the plots rather than the front.

- Tackle BT on Broadband Provision

Duncan took part in a conference call today (20th May 2014) with HIE, BT and Alasdair Macleod (North Harris Trust). BT has agreed to inform the Trust of what Wayleave rights they have on West Harris land.

At present, BT intends to lay the main cable through West Harris land, with no one in West Harris benefiting from superfast broadband. Duncan asked whether it would be possible to tap into the cable, this was confirmed as being possible as there will be a join in the cable every 4KM.

Stuart Robinson is returning to the Western Isles in a couple of months and is happy to meet with West and North Harris Trusts again.

It was decided to write to Alasdair Allan (MSP) again and also to contact Alasdair Beveridge.

4. Updates

Financial

The report was noted, see appendix 1.

Scarista Wind Turbine

It was decided to delay paying Isle of Harris Plant Ltd for landscaping work done around the turbine until payment for an issue with a broken cable has been resolved.

Commercial Development Managers Report

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

Scarista Wind Turbine

Energy production since installation in late March is around 30,000kwh.

It was decided to delay the press release due to go out last month due to the breakdown of the turbine; however one will be placed in the next edition of the De tha Dol.

The winning name of the turbine, as chosen by Leverhulme pupils was announced.

1st place - Ruaraidh Renewable

2nd place - Scarista ard (tall scarista)

Horgabost Wind Turbine

Duncan has received two quotes for the track survey at the proposed site for the Horgabost Wind Turbine. Both quotes were for £800. It was decided to offer the contract to David Macleod due to the level of detail in his quote.

Duncan took part in a conference call this afternoon with a community shares issues specialist. He suggested that raising £400,000-£500,000 at 4-5% interest would be possible. It was suggested that the shares could be used to pay off the SIS loan on the Scarista Turbine which would result in a considerably lower interest rate on the loan. It was decided to flag up the idea of community shares at the AGM to be held on 9th June 2014 and potentially arrange for someone with experience in community shares to speak to the community.

Plot Sales

Duncan has received one affordable house plot application and is confident of receiving several more in the next couple of weeks. It was decided to hold a housing allocations meeting within the next few weeks.

The price of the two plots at the Rubha Romagaidh development was discussed and delayed until next month.

5. Review of Architects Draft Plans for Rubha Romagidh Centre

Current plans shown, see appendix 3.

The draft plans were discussed in detail, particularly the kitchen and what facilities were required. It was decided to send a copy of the kitchen plans to the chef interested in the tender for the cafe and also to contact environmental health to get an understanding of what equipment is required to comply with their standards.

6. New Employee Update

The paper was noted, see appendix 4. The following questions were asked;

1. Does WHT wish, in principle, to accept HIE's proposal? **Yes**
2. Are directors happy with the proposed rates of support for each year?

No, change to;

Year 1 – 100%, Year 2 – 60/70% and Year 3 – 40%.

3. Are directors happy to support staff and the Bays of Harris steering committee as part of the terms of the HIE support?

The directors were cautious of how press would be handled as they would not want it to appear as though West Harris was leading a Bays of Harris Buyout.

4. How does WHT match office demand and community needs of the school building until the new centre opens?

The directors also asked that Duncan clarify who advertises and interviews for the posts.

7. *Scarista Turbine Name and Press Release*

See above (CDM update – Scarista Wind Turbine).

8. *Approval of 2013 Accounts*

The accountants summary was noted, see appendix 5.

Neil Campbell asked that “Awards for All – repay £1666” be taken out of the accounts.

9. *AOCB*

Broadband Coverage Update

See above (Review of Action Points).

Challenger Bus – Donation Request

Letter requesting donation noted, see appendix 6.

It was decided to make a donation of £100.

JT

JT has been running a technology club at Tarbert School for some time now and has approached Duncan to discuss funding for the club. Duncan has approached Include Us, whose aim is to help children to be more entrepreneurial. The directors agreed that they were happy for Duncan to progress the funding bid further and to make it in the Trusts’ name. J has also asked if he can use the toilet facilities at Seilebost School as he hopes to run the club from the Horgasbost shed. The directors agreed that this was ok but Rhoda queried whether the Trust would have any liability for the children – to be queried with J.

Chris Harris (SNH) – Project Officer Hebridean Way

Chris has recently been appointed by SNH to develop the Hebridean Way in Lewis and Harris. He contacted Duncan to introduce himself and to express his interest in working with both the Trust and grazing committees within to develop the route.

Borve Lodge – Shooting Lease

Duncan and Neil Campbell met with Adam Kelliher (Estate Owner) and Steeve Woodhall (Estate Manager) today to discuss the potential lease of shooting within the West Harris Estate. It has previously been made clear to Borve Lodge that the Trust has no intention to give any long term lease of shooting and this situation has not changed.

Borve Lodge were asked to provide more detail on what they plan to do to improve the land and in the meantime are happy to share the shooting with Russell Hird.

Seilebost Fank

Finlay Maclellan asked whether the Trust intended on replacing the fence and gate that was removed in order to construct the shed Horgabost. Duncan to contact Finlay.

Diary Dates for future meetings:

- June 17th
- Aug 19th
- Sept 16th
- Oct 21st
- Nov 18th
- Dec 16th