

MINUTES – DIRECTOR’S MEETING 12th February 2019 at 5.30pm

1. Attendance

Present: Murdo Mackay (Chairman [arrived 5.55pm]), Roddy MacDonald (Vice Chairman), Neil Campbell (Secretary), Diana Calvert, Dougie Ferguson, Chris Loye, Neil MacDonald, Rhoda MacDonald, George Macleod, Finlay Maclennan, Richard MacLennan (arrived 5.35pm), Linda Armstrong (Commercial Manager), and Deborah Coghill (Administrator)

Apologies: Carolyn Cluness (Community Engagement Officer)

Due to the delay of the Chairman, Roddy MacDonald (Vice-Chairman) would chair the meeting until Murdo arrived.

Linda asked if the meeting could be recorded for the purposes of minute taking. This was agreed.

2. Declaration of Interest:

No Declaration of Interests.

3. Minutes 18th December 2018: Approved

4. Matters Arising: No Matters arising

5. Action Points

Septic Tank – Ross Hall from SEPA has been down and was looking at the grey effluent on the other side of the road. It was agreed with Ross that a pipe be taken from the outlet of the tank, across the road and to just below the high water level. Not needed to be done immediately. Probably do when the new houses are built. **Scottish Water** - There is a compressor going into the second tank to aerate it, but the pipe coming from that through the wall of the tank is broken, wasting electricity. This is not a new issue but Richard has agreed to fix this. Five of the six houses have now paid their wastewater invoices. Scottish Water have leafleted all the houses and they seem to be complying. We need to make more of an effort with advising the camper-vans about the septic tank.

Snagging – The Roof. – Ron Murray had looked at the suspected leak and the membrane is a little bit loose and there might be a needle point hole. Suggested silicone on it, but that would really be a short term fix, especially on the Island. Need to go back to the architect with this matter, as the roof should have a twenty year guarantee. Ron didn't look at the overlap. Needs **Sikaflex** not Mastic

Doors – Main doors have now been serviced and a battery has been inserted in the Camps Door so it should still work even in a power cut.

Fire Alarm – *Faire* have given us a price to monitor the Fire Alarm for £78 +VAT. We would need to install the equipment. Still waiting for a price for that.

Thermostatic Cut Off on deep fat fryer is fitted as standard.

Automatic Fixed Suppression System – WI Fire Protection think that this is excessive for what we have. Not a condition of Insurance but a H&S suggestion. Ask for a letter saying this.

Kitchen Hatch – We have received a price for a roller hatch for £779 + Labour. Agreed to proceed with this

Broadband – Linda is still waiting for prices. Looking into the free wi-fi trial but unlikely to be in place by the summer.

Unit 2 – Interviews to be set up soon with the two applicants, along with Murdo and another Director.

Seilebost School - Had one application which proved to be not suitable, so has been re-advertised

Calendar – Has been ordered

Pontoon – Is more damaged than they thought, so is having to be taken apart piece by piece to empty the water. They are hoping to get it away by the end of the month.

Murdo MacKay (Chairman) arrived 5.55pm and took over as Chairman

6. Updates

Financial (Appendix 1):

Report noted. Cash flow projections were presented along with the December and January Profit and Loss YTD.

Commercial Manager's Report (Appendix 2):

Winter Maintenance: Floor has been re-sealed and the Foyer and toilets have been painted.

Marquee: Go back to Architects and see what they suggest.

Additional Parking: CnES are going to contact the Grazings Committee re the Parking at Niseaboist and Luskentyre

Staffing: The Janitor job has been advertised and the closing date is 26 February.

Linda to look into getting a Graduate Placement for the summer through HIE.

Directors agreed that Linda and Deborah can do extra hours if needed.

Sporting Valuation: Nothing to report. Goldsmith Estates have requested further information to help with the appeal.

MacVicar Plot: Now complete.

Island Housing Fund: Circulated survey. Main point to note from it is that 28% would consider leaving West Harris because of housing. From the Business Survey quite a few felt strongly that Housing was holding back their business growth. From the survey it is suggested that four properties are built for rent and two for affordable purchase. Once final report comes in Linda will share the report with HHP.

Controlled Reservoirs: Linda identified quite a few lochs. At the end those on the working group stayed behind to look at them. Neither the JMT nor the NHT have any experience in registering lochs.

Renewables – Scarista: We have now received £31.5K from the Insurance for loss of Revenue from the date of the breakdown, less the 21 days excess, to 31 December 2018. Another claim will be made, but we are no further forward with a repair. Needs to be repaired by June as the Insurance company will only pay up to 12 months loss of revenue.

- **Hydro:** The Hydro is working again. Time will tell what the difference will be to the output without the loch, but the experts think it will be less than 2%. SEPA work was needing to be done even before the storm damage. Ross Hall is going to go up in the summer with a Hydrologist to do some calculations and see what needs to be done. It is likely a series of pools will be needed at the top to comply with the regulations.

Community Engagement Officer's Report (Appendix 4):

Survey: Carolyn was at a ScotGrad Residential Course last week and has taken a few days holiday following that. She has started doing the survey and had hoped to visit people in their homes but most people are not keen on that, so she is going to post the survey out to them.

HebCinema: Last minute funding for six films to take us till the end of March.

Leaflet: Updated the archaeology text in the leaflet. Directors requested an updated draft of the leaflet to be sent out to them.

Archaeology: Nick from CnES is leaving in a couple of weeks time, so Carolyn will need to chase him up.

7. AOCB

Harris Forum Report: They wanted a list of the priorities of our projects. Linda had forwarded these in October 2018, but they had not been recorded in the Harris Forum paperwork. They have promised to amend this and include our project priorities

1. Extension of TnM
2. Hydro Purchase
3. Seilebost School Renovation

A decision on the "Bedroom Tax" issue was also requested. After a vote the majority decision of the Director's was in favour of **investigating** the 'bedroom tax'. The Director's wanted to make sure that Campervans and Cyclists were included in any tax that might be introduced.

8. **Health and Safety:** No issue. It was suggested getting a tower scaffold, so prices will be sought for the next meeting along with training in putting it together.
9. **Keyholders:** Dougie, Richard and Neil have agreed to be keyholders for Talla na Mara. These Directors will also be the *Faire* contacts.
10. **Close:** The Meeting finished at 7.10pm
11. **Next Meeting:** 19th March 2019

Proposed dates for 2019

16th April

21st May

18th June

20th August

17th September

29th October (perhaps omit?)

19th November

17th December