

MINUTES – DIRECTOR’S MEETING 19th March 2019 at 6.30pm

1. Attendance

Present: Murdo Mackay (Chairman [arrived 6.33pm]), Roddy MacDonald (Vice Chairman), Neil Campbell (Secretary), Diana Calvert, Dougie Ferguson, Chris Loye, Neil MacDonald, Rhoda MacDonald, George Macleod, Finlay MacLennan, Richard MacLennan (arrived 6.35pm), Linda Armstrong (Commercial Manager), Carolyn Cluness (Community Engagement Officer) and Deborah Coghill (Administrator)

Apologies: No apologies

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

2. Declaration of Interest:

Chris Loye – Tenant of Unit 2, Talla na Mara
Roddy MacDonald – Neighbour of potential plot sale

Murdo Mackay (Chairman) arrived 6.33pm and took over as Chairman

3. Minutes 12th February 2019: Approved but need to be more abridged due to GDPR

4. Matters Arising: No Matters arising

5. Action Points

Septic Tank – Maintenance issue now been resolved

Snagging – Heating – Login deals have been supplied.

The Roof – Continue to Monitor

Still a few other details to be completed

Fire Alarm – Ongoing

Kitchen Hatch – Currently looking for reasonable Installation prices

Broadband – Linda is waiting for accurate prices for installing broadband. Linda will go ahead and arrange for a data line to be installed, to go along with the OHT purple router for visitors use.

Community Survey – Draft survey report due for next meeting. Carolyn to use information received to update residents spreadsheet.

Camping Pairc Niseaboist – Tender documents have gone out and the deadline for them is 10th April.

Defibrillator – Waiting for new date for Training

Unit 2 – Leased to *Flavour*

Building Warrant for Marquee – Warrant should be available in the next few weeks

Seilebost School – Leased to Fiona Simes, an Artist

Mobile Scaffolding Tower – Agreed to proceed

TnM Extension – Funding for a Feasibility Study will only cover an 8-10 day period.

6. Updates

Financial:

Report unavailable due to Quick Books being with the Consultant who is doing end of year updates. Cash flow projections were presented along with the February Profit and Loss figures for the year to date.

Commercial Manager's Report (Appendix 1):

Winter Maintenance: Almost complete.

Campervan hook-ups: Investigating adding another septic tank for their use.

Marquee: Request for help with putting up frame at beginning of April.

Pensioners Lunch and Games Afternoon: To continue through the summer.

Miss Kate Forbes Visit: Scottish Government Finance Secretary visit on Monday 25 March at 4.45pm – to meet with Murdo MacKay, Neil Campbell & Neil MacDonald

Staffing: Chris Sutton has been hired as the Janitor.

Application submitted to ScotGrad for a twelve week summer placement.

Land/Croft: Various land and croft issues were discussed.

Peatland Action Officer: Grazings Committee need to identify any areas needing restoration work. Leaflets distributed.

HHP: Waiting for the resumption to be approved. Draft offer is yet to be responded to by Anderson MacArthur. Electricity may be a problem as we are nearing capacity. Waiting for CDMM to get back to Linda.

Island Housing Fund: Feasibility Studies for Horgabost and Luskentyre have now been received. Both are currently unaffordable to develop.

Controlled Reservoirs: Quote received from Aecom to survey our five lochs so that they can then be registered.

Seallam Funding: Discussed and felt that we were unable to help.

Marquee Heater: Deborah to look into prices for a smaller heater

Community Engagement Officer's Report (Appendix 2):

Archaeology: Directions included into new leaflet. Looking into funding for "interpretation panels".

HebCinema: Good feedback received.

Beach Clean: First one with Daryl from NHT to see how it is done.

7. AOCB

Tearoom – The Directors were delighted to hear that the Tearoom seems to have been a success and any profit raised will be used by the Events Committee. The Directors wished to record their thanks to the volunteers for making it such a success.

Call the Midwife – Locations manager for the TV series has been in touch. They hope to be film at Luskentyre beach on 10 April.

Harris Forum Report: Our projects are to be included in the Harris Forum Report. Suggested that Grant Fulton (Harris Development Officer) should be invited to the next Directors' meeting.

8. **Health and Safety:** No issues.

9. **Land Sale:** After discussion the Directors agreed to investigate making a policy to recommend that anyone wishing to sell a plot should do so with a Residency Burden attached to it. The Trust would accept a lower share of the sale price, with the expectation being a residency burden would reduce the price. The crofters 50% share of the market value would be unaffected.

Unit 2 Signage: An objection had been raised to some of the items to be sold by *Flavour*. Chris Loye of *Flavour* declared an interest and left the meeting at 7.55pm. After discussion it was agreed that the proposal put forward by *Flavour* was acceptable as long as they stuck to the conditions of their lease and only have a "sandwich board" (like the one already on site) advertising their products outside the unit no more than a metre from it. They would also be permitted to display their logo above the unit door and on signage at the site entrance.

Time of meeting: Agreed that the Directors meetings could be changed to a start time of 5.30pm.

10. **Close:** The Meeting finished at 8.02pm

11. **Next Meeting:** 16th April 2019

Proposed dates for 2019

21st May

18th June

20th August

17th September

29th October (perhaps omit?)

19th November

17th December