

## MINUTES – DIRECTOR’S MEETING 18<sup>th</sup> February 2020 at 6.30pm

### 1. Attendance

Present: Murdo MacKay (Chairman), Roddy MacDonald, Neil Campbell (Secretary), Diana Calvert, Dougie Ferguson, George MacLeod, Finlay MacLennan, Richard MacLennan (arrived 6.35pm), Linda Armstrong (Commercial Manager) and Deborah Coghill (Administrator)

**Apologies:** Neil MacDonald, Rhoda MacDonald and Norman Ian MacKay

### 2. Declaration of Interest: No Declarations of Interest

### 3. Minutes of 21<sup>st</sup> January 2020: Approved

### 4. Action Points: See Updates (below)

### 5. Updates

**Financial : (Appendix 1):** Cash Flow Projections were presented along with the December and January Profit & Loss YTD figures.

#### **Commercial Manager’s Report (Appendix 2):**

**Restaurant Tenancy:** *This item has been removed for confidentiality and will be restored when confidentiality is no longer required.*

**Bar:** After discussion it was decided to go ahead and keep the marble bar and pay the Machair Kitchen £5k for it.

**Sewer Snagging:** Breedons completed the relaying of the sewage pipe from the building and creating two new manholes. CCTV survey was carried out by CalMax and there is no evidence that there is not a sufficient fall. Their only comment was that the pipe is smaller than they expected.

**Winter Maintenance:** Billy and Chris have been undertaking various items of maintenance and painting, and are due to be finished shortly.

**New Hook-ups:** A delay in the delivery of the septic tank means that the contractor wants to bring the finish date to the first week in March. Two planning applications have been submitted for the signage and the facilities block.

**John Muir Ranger:** Clara Rissie has been appointed as the new ranger and is expected to start in early March. She will take forward the guided walks over the summer, habitat management for the Deer Management Group and work to do some of the suggested maintenance from the reservoir survey.

**Broadband:** Seilebost and Horgabost (north of Talla na Mara) are getting fibre to premises and it is hoped to get this in by the time that Connected Communities finishes at the end of March

**Scarista Land Raids:** Neil MacDonald is in Edinburgh just now and is meeting with Iain Robertson. Some of the archives that they were hoping to access have been moved to secure storage, so the amount of information they can get has been limited.

**Hydro:** No further forward with this

**Harbon Turbine:** Seems to be running well since its repair in January.

**WHRL:** The Directors were happy to grant a loan to the renewables if needed.

**Rent Reviews:**

TnM Tenants - At present the tenants pay a base rent plus the overheads. The Directors agreed to increase the base rent by inflation from February 2017 and February 2019, which would be almost 9% and also use the 2019 figure for overheads. These two figures would be combined to create a new incorporated rent figure.

**Crofts:** A rent review was last done in May 2013. The Trust had previously decided that they would review the rent every 7 years. It was agreed to go for a 15% increase

**Code of Conduct:** Directors were happy to accept this.

**Land Sales Policy:** The Directors agreed to a slight change to the Land Sales Policy in that the clawback would be at the Directors discretion.

**Lewis and Harris Greylag Goose Reductive Management** was going to continue for another year.

**Generator:** The Directors agreed to accept the supply only of the ducting for the ventilation of generator. Dougie has agreed to install it.

**Emergency Radios:** Need to be tested and distributed to Directors in various villages.

**Seilebost School:** In order to comply with the Camping Licence requirements at the school we need to install a double sink. The Directors agreed to this expense.

**Harris Forum**

The Forum have agreed to give £10k through the Crown Estate Fund for the facilities block at the new caravan site.

6. **Health and Safety:** No incidents reported.

7.

8. **AOCB :**

Alastair Allan MSP sent a copy of the motion that he lodged at The Scottish Parliament congratulating WHT on its tenth anniversary.

Richard left at 7.37pm

9. **Brainstorming:** Linda is to write to Sandra Fraser, who had previously expressed an interest in getting a group together about reviving the playpark at Seilebost, that if nothing has progressed by the end of March, then the playpark would be removed.

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

**Next Meeting:** 17<sup>th</sup> March 2020

**Proposed dates for 2020**

21<sup>st</sup> April

19<sup>th</sup> May

16<sup>th</sup> June

18<sup>th</sup> August

15<sup>th</sup> September

20<sup>th</sup> October

17<sup>th</sup> November

15<sup>th</sup> December