

## MINUTES – DIRECTOR’S MEETING 18<sup>th</sup> December 2018

### 1. Attendance

Present: Murdo Mackay (Chairman), Roddy MacDonald (Vice Chairman), Neil Campbell (Secretary), Diana Calvert, Dougie Ferguson, Neil MacDonald, Rhoda MacDonald, Norman Iain Mackay (arrived 6.32pm), George Macleod, Finlay MacLennan, Richard MacLennan (arrived 6.33pm), Linda Armstrong (Commercial Manager), Carolyn Cluness (Community Engagement Officer) and Deborah Coghill (Administrator)

**Apologies:** Chris Loye

### 2. Declaration of Interest:

No Declaration of Interests.

### 3. Minutes 20<sup>th</sup> November 2018: Approved with one spelling adjustment

### 4. Matter Arising: Erosion: Finlay to liaise with SEPA directly

### 5. Action Points

**Snagging** – Still to be sorted are the Heating, Electric Meter, the Roof and the Camping Door.

**Broadband** – Quote of £44K has come back from BT for installing fibre broadband into Pairc Niseaboist and Horgabost. Openreach have now been asked for a separate quotes for the two areas. Linda to check with Duncan regarding provision of cabling to Pairc Niseabost houses and Talla na Mara.

**Affordable Housing** – Linda will circulate the draft study

**Community Survey** – Carolyn hopes to get this underway in January. Neil has already given feedback on the draft survey form regarding tourism and Carolyn is going to add questions on archaeology as well.

**Road Safety**- Although two speed bumps have been fitted it was felt that two more were needed closer to TnM. It is hoped to get these installed in March.

**Marquee**- Problem with erecting the marquee is still being looked into. Eight weddings confirmed for 2019.

**Seilebost School**- The vacant room has been advertised.

**Cockle Fishing**- Meeting to be held tomorrow (19 December) to discuss how to move forward.

### 6. Updates

#### **Financial (Appendix 1):**

Report noted. Cash flow projections were presented.

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

**Hydro:** SSE have offered the Trust £5k towards the road repair, which should be sufficient. Our Insurance should pay for the fencing if the Hydro Insurance don't.

**Septic Tank:** HHP have sent out letters to the Pairc Niseaboist Residents saying that we will be invoicing them and that they are required to pay.

**Sporting Valuation:** The District Valuer has reduced the valuation of the sporting rights on the estate from £8k to £3k. Advice to be sought from Goldsmith Estates, the solicitor handling the appeal.

**MacVicar Plot:** The Directors felt the £1.5k management charge was reasonable, but they would be willing to accept £1k immediately and £500 on a payment arrangement.

**Controlled Reservoirs:** anything that is man-made and has a certain depth of water has to be registered. Registration costs £500 per reservoir. It was decided that a group could be set up with someone from each of the townships and that with some maps the reservoirs could be identified. The following were appointed:

**Seilebost** – Finlay MacLennan

**Borve** – Richard MacLennan

**Luskentyre** – Murdo MacKay/ Neil MacDonald

**Scarista** – Neil Campbell

It suggested that the JMT may have engineers involved with them who could survey the reservoirs and also suggested the Scott Bennet's son may also be a suitable person to undertake this work. This was to be investigated further.

**John Muir Trust:** There is no change to our commitment to the JMT

**Staffing:** Linda is to come back to the next meeting with proposals regarding staffing for the future. In the meantime, it was agreed to get Suzanne back to work on various Operation Manuals and maintenance schedules that were meant to have been completed previously.

**Leaflet:** The meeting approved the redesign of the leaflet by Blackhouse Creative. Diana has agreed to look over the leaflets before production.

**Restaurant:** The MK will not be opening again until 25 March. The Directors approved the trial of a Community Tearoom on a Monday, Tuesday and Wednesday. The idea was for simply a basic café selling hot drinks, soft drinks, and a few cakes. It could potentially be manned by one of the office staff, with volunteer help, with the staff member having a desk to work from.

It was agreed that the MK rent would rise to 7% from 1/4/19 with a guarantee from them that by 2020 it would rise to the original 7.5%

**Peter Godfrey:** Peter Godfrey had requested that the Trust send out a letter on his behalf, but the directors felt that as the information was already in the public domain it was unnecessary for it to go out again.

**Renewables- Scariata:** It was decided that WHT would not put any more money into WHRL, and that a payment holiday could be asked from the loan company SIS. Other options are now being looked into since Harbon has gone into Administration.

**Hookups:** The Rural Infrastructure Fund have confirmed that the Trust has been awarded £70K of funding for the provision of additional hook-ups. This award came with the following conditions: (i) an independent valuation of the sites in question by 15 January 2019, and (ii) permission to access both the site at Pairc Niseaboist and two others identified at Niseaboist beach and Luskentyre beach for improved parking for the 20 year grant obligation period.

**Vacant Business Unit:** Linda had spoken to the current tenants of the units and they are all happy to remain where they are. The vacant unit can now therefore be advertised, but it was agreed that the additional hook-ups will **not** now have access to the toilets and shower.

#### ***Community Engagement Officer's Report (Appendix 4):***

**Survey:** Carolyn reported that after sending out her Draft Survey she has had a suggestion to include questions about Tourism so she will add that. Carolyn hopes an initial letter will go out in the New Year. This is hoped to be followed by phone calls to arrange face to face meetings with each household to go through the Survey with them personally. Carolyn is willing to meet residents either in their own homes or up at TnM.

#### **7. AOCB**

**Harris Forum Report:** Neil reported that the last Harris Forum meeting had had discussions about a "tourism tax" to help provide for infrastructure needs. They were asking for feedback for their next meeting in March. After some discussion it was agreed to revisit this issue at the next Director's meeting.

**Harris Development:** They have managed to secure funding from HIE for a Development Officer. The Trust need to prioritise projects that the Development Officer might be able to help with:-

1. Hookups
2. Extension to TnM
3. School Redevelopment
4. Purchase of Hydro Scheme

**Community use of Kitchen:** The issue of the Community usage of the kitchen was raised and the MK were quite happy for it to be used by the Community with prior agreement as per the terms of their lease. *\*item removed for privacy reasons\**

8. **Brainstorming:** *Abandoned Car* – Linda to contact the police again  
*Wild Camping* - A request was made for a sign to go up at Niseaboist beach to discourage camping, due to the sensitive nature of the site
9. **Close:** The Meeting finished at 8.40pm
10. **Next Meeting:** 22<sup>nd</sup> January 2019

**Proposed dates for 2019**

**19<sup>th</sup> February**

**19<sup>th</sup> March**

**16<sup>th</sup> April**

**21<sup>st</sup> May**

**18<sup>th</sup> June**

**20<sup>th</sup> August**

**17<sup>th</sup> September**

**29<sup>th</sup> October** (perhaps omit?)

**19<sup>th</sup> November**

**17<sup>th</sup> December**