

Coigach Community Development Company

Directors' Meeting 22nd September 2014

Present: Ann Macleod (AAB), Steve Husband (SH), Linda Macleod (LM), Iain Scott (IS) Chair

Attending: Anne Campbell (AAC)

1. IS welcomed everyone & gave apologies from Ben Walton(BW), Phil Shaughnessy(PS), Iain Muir (IFM), Peter Muir(PM), Julia Campbell(JC)
2. Minutes of Directors' Meeting 19th August approved – proposed SH, seconded AAB
3. **Matters arising:**
 - Finance/CALLP: Action AAC to contact CALLP re administration fees for paying contractors and how CCDC would recover them.**
 - Polbain Path: Action carry forward.**
 - Action: PM to initiate recruitment of Renewables Project Officer (carry forward).**
 - SYHA: AAC met with current warden (action completed).**
 - Action: PM contact Crown Estates regarding 50 year lease by Smokehouse (carry forward).**
 - Action: JC to investigate Windows 365 (carry forward).**
4. **Finance:** HIE quarterly claim has been processed.
5. **HIE support:** IS met with HIE CAM managers - further support is being considered given the work load of projects.
6. **AGM:** confirmed as November 11th 2014. The Company Accounts are with the accountants A9. The directors discussed which of the current directors are to stand down as per the Articles of Association. **Action: LDOs to email membership to announce AGM and the renewal of their membership. Action; LDO's / IM to discuss future Board composition**
7. **Community Energy:**
 - a) Wind turbine: The Renewables Project Manager will manage both projects
 - b) Ben Mor Hydro: SWT are reassured with data. **Action: SH & AS to discuss advert for Project Manager.** Lindsay Simpson (HIE CAM manager) informally supporting recruitment. December 2016 is the date given for connection to the grid. A series of events have been organised (8th & 9th Oct) for SWT, CCDC, wind and hydro sub-group representatives to discuss taking the various projects further.
8. **Land & Housing:**
 - a) **Schoolhouse:** JC has met with HSCHT. **Action: JC to write to directors to inform them of the meeting's outcomes.**
 - b) **SYHA Achiniver:** IS informed the meeting that there may be funds available under HIE's CAM State Aid Scheme if the hostel was in community ownership. The fund will only be available too CCDC until March 2015 so time is of the essence. **Action: AAC to email Mark Foxwell to inform him of this and to confirm SYHA's future is on the agenda for the October meeting between SWT & CCDC**
9. **Piers & Harbours:**

Meeting 11th September with representatives of the Harbour Board, THC, CCDC & CCC. No Pier Users were available.

Badentarbet: No further action for the foreseeable future. THC would only consider handing it over to the community if it was made safe. This means the foundations to be rebuilt and underpinned to the seabed, the underneath of the pier would have to be strengthened. If the community were to repair it THC would not consider managing, maintaining or insuring it. These would have to be built into any prospective business plan.

Old Dornie: This potential project was met with some enthusiasm.

Regarding State Aid issues it was recommended that any advice from a funder would need to be in writing. **Action: The Pier Users Group should ask CCF to put State Aid concerns in writing.** It was suggested that this project would be an excellent fit for funding from The European Maritime Fisheries Fund which is due to reopen early in 2015. The group advised to have the application ready to submit at an early date when it opened. A professional consultant would have to be contracted to complete the application. The Harbour's Manager estimated this would cost in the region of £10,000. Cllr Cockburn suggested £5,000 could be raised

from the Ward Discretionary Fund and perhaps the further £5,000 from HIE. All were willing to help get the application ready. THC would supply the cost of improving the bend and parking/turning space at Old Dornie. Tony Usher (Harbours' Manager) promised to look into getting floodlighting for OD (from Generator). Although he thought it would be prohibitively expensive he would make enquiries about mains supply connection.

Action: CCC, CCDC & HIE to discuss taking project forward with input from THC, discretionary ward funding & HIE match funding.

10. **Smokehouse:** There are potential new tenants and ongoing discussions on the form of lease/rent and structure of the working relationship between the Smokehouse management group and the company. IS informed the meeting that there may be funds available under HIE's CAM State Aid Scheme to refurbish the Smokehouse if it remained in community ownership. This would be important in any relationship with the prospective new tenants. The CCDC Directors are recommending working with this company. **Action: SH & IFM to email the company before their board meeting on Thursday 25th September.**
11. **Flensburg Students' Visit:** Wulf Christian Boie from Flensburg University met with CCDC, Coigach Wind Power & Ben Mor Hydro. The group of 15 will arrive in February for 5 weeks. A number of projects and research is being considered for them to carry out. Accommodation has been arranged.
12. **Community Broadband:** CCCD are writing to BT, HIE & MSPs, to campaign to consider the Coigach area for New Generation Broadband.
13. **CALLP:** AAC & RW met with Jan Falkingham, Brian Wilson and Cathy MacNeilage to discuss paths; Achlochan (interpretation, stabilisation of stone buildings and walls, reed and loch management, bird-hide, restoration of target range); various interpretation projects. Project templates to be completed by the end of September. **Action: AAC to complete**
14. **AOCB:** Proposed apportionment documents have been lodged with the Crofting Commission – the timescale is 5 months.
15. **Date of next meeting: Monday 20th October. Action: AAC to email directors to agree this date.**