

# Minutes of Coigach Community Development Company Directors' Meeting

Monday 15<sup>th</sup> August, 2pm, Coigach Community Hall

Present: Iain Muir (IFM, Chair), Iain Scott (IS), Ann Macleod (AAB), Phil Shaughnessy (PS), ) Steve Husband (SH)

Apologies: Anne Campbell (LDO)

In attendance: Julia Campbell (LDO), Linda MacLeod (LM, Acting LDO), Alison Sinclair (AS, Smokehouse Development Officer)

1. The minutes of the July meeting were approved subject to amendment. Proposed by AAB, seconded by PS.  
(At this point SH joined the meeting)
2. Matters Arising: dealt with under agenda items
3. FINANCE
  - a) Finance procedures - IFM and IS to approve draft, ongoing. **Action: IFM, IS**
  - b) Accounts have been sent to A9, CWP will be moved to Quickbooks once we have the approved 14/15 accounts. IS to email A9. **Action: IS**
  - c) Crowdfunding to be investigated via DTAS conference, and IS to circulate webinar. **Action: JC, IS**
  - d) Santander – to be contacted re account fees and to request to open a second account **Action: LDOs, AS**
  - e) Easier methods to pay PAYE to be investigated. **Action: LDOs**
  - f) IS to investigate pensions. **Action: IS**
4. LAND AND HOUSING

Schoolhouse:

  - a) Re accepting the burdens, our solicitor suggested further discussion. JC spoke to a colleague at Acharacle, whose approach was to take out an insurance policy to cover empty periods and also insure the building during the refurbishment. Contractors will need an All Risk policy (including the risk of ceasing trading). LDOs to find out whether HSCHT are going to request such a policy from their contractor. **Action: LDOs**
  - b) The insurer needs a reinstatement value – LDOs to investigate and IFM to look for an online tool. **Action: LDOs, IFM**
  - c) Drainage issues, including separating water and sewage from the school, are being investigated. **Action: JC**
  - d) Pam Noble is investigating funding any further legal costs associated with the Schoolhouse purchase.

Smokehouse:

A pop up spinning and heritage workshop/display is now operating. There have been a couple of expressions of interest, including the possibility of a laundry. As a contingency should no better economic use emerge, a demolition cost of £51k has been obtained. HSCHT intend to visit the site to assess suitability for affordable housing, Allan Graham has indicated that the site is suitable for 2 house plots and the planning department agree. Carbon Dynamic are being investigated as an option.

Acheninver Youth Hostel:

Ongoing. Interested parties have been in touch with SWT directly, and the Trustees are still deliberating. LDOs to request update. **Action: LDOs**

Paths Projects:

  - a) Proof of ownership/consent for both paths, ongoing. **Action: LM**
  - b) Update of costs to be obtained from Chris Goodman, LM to report. **Action: LM**
5. PIERS AND HARBOURS

EMF funding has been put back until Spring 2016, guidelines will be out in Autumn 2015. AAB reported that 4K of the 10K required has been verbally secured. To be discussed with Ingrid Galbraith (HIE). **Action: AAB**
6. RENEWABLE ENERGY

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CCDC has chosen to grant £5K of the recent SSE grant to CWP and BMH. IS to draft this agreement, ongoing.

**Action: IS**

With the two renewable energy projects advancing towards the investment and construction phases formal interests have been declared by director SH and employees AS and JC (and AS as director of CWP) who are shareholders of Achiltibuie Common Grazings. This declaration of interest shall stand until further notice. AS and SH declared an interest re being shareholders of common grazings and Directors of CWP/BMH.

Ben Mor Hydro:

- a) BMH minutes – SH to circulate Ben Mor Hydro minutes, ongoing. **Action: SH**
- b) Land agreements for the siting of the turbine house – SH to check with the Crofters Commission re registration of the croft. **Action: SH**
- c) Changes to the planning application include the substation being moved a few metres, an extra 200m of fencing at the top end, and a new weir structure for ease of working.

CWP:

- a) CWP are awaiting new connection offer, which is expected in the next few weeks.
- b) Development plan ideas have been completed
- c) Meeting with SSE re timings of pre-accreditation and securing existing FITS rates was positive. Still on track to commission in December 2016.
- d) Survey of the roads (one of the planning conditions) has been done and results are awaited.
- e) Letter from Yoo Energy received with a request to buy the turbine project.
- f) Regarding legals, there is a capped limit of one hour of independent, free legal advice for crofters
- g) Close Bros have been chosen as the preferred lender

7. AOCB:

- a) Date of AGM has been set for 3<sup>rd</sup> November 2015
- b) It was asked if HIE would fund legal costs of checking our company structure. Ingrid Galbraith to be asked. IS to get a quote for these costs. **Action: IS**
- c) Citizens Online classes to be arranged. **Action: LM**
- d) DTAS conference will be on 30/31<sup>st</sup> August – JC to circulate programme. **Action: JC**
- e) AS to circulate details of the Achiltibuie Highland Music School proposal for CALL of 5 stand alone arts projects so Directors can consider whether CCDC should become the lead partner. **Action: AS**
- f) Catriona Love from the Crofters Commission will be at the hall on 19<sup>th</sup> August to discuss accurate croft boundaries in Achiltibuie.
- g) Date of next meeting: Monday 21<sup>st</sup> September 2015 at 2.15pm.