

## Coigach Community Development Company

Annual General Meeting 7pm Tuesday 22<sup>nd</sup> November 2016  
Coigach Community Hall

Apologies. Julie & Stuart Edwards, Sue Miller, Ali Macleod, Bill & Ann Baxter, Rich & Lizzie Williams, Alison & Alan Graham, Harry & Diana Hassall, Alison Sinclair.

Present: Iain Muir, Iain Scott, Steve Husband, Ben Walton, Iain Simpson, Phil Shaughnessy, Ann Macleod, Lesley Muir, Keith Dunbar, Sheila Dunbar, Evelyn Scott, Midge Drake, Peter Drake, Bill Wilder, Lisa MacDonald, Ruth Lesley, Ian Campbell  
Laura Hamlet, Tim Hamlet, Attending: Abigail Anne Campbell, Paul Capewell, Julia Campbell

1. Iain Muir, Chair, welcomed all to the 2016 AGM introducing Paul Capewell of A9 Accountancy and Vice Chair Iain Scott and extended a special welcome to the youngsters present.

Approval of Minutes of 2015 AGM  
Proposed by Keith Dunbar, Seconded by Ann Macleod

2. Chair's Report available on website

Ben Mor Hydro – this time last year there was a doubt that Ben Mor Hydro could continue without great financial risk. In September BMH Directors decided not to proceed but recognised that there was already some value in the project as various permissions and licences were in place. Rather than abandon the project altogether it was agreed to transfer BMH to project managers Locogen Ltd who are financing the construction themselves. On completion, the community will receive 12.5% of the net profit on an ongoing basis, as will SWT which they state will be invested locally.

Coigach Wind Power now has a Community Interest Company – Coigach CIC – which, when approved by Ofgem, will enable the project to claim Feed in Tariffs (FIT) payments. Section 19a was granted, financial closure was reached in September and the deposit paid on a turbine due for delivery early next year.

3. Approval of Accounts for YE 31 March 2016. Keith Dunbar asked for clarification of legal costs which Paul Capewell and Iain Muir were happy to explain – as largely relating to the transfer of BMH and the complex nature of our projects. Paul also explained the details of the tangible assets (the Smokehouse and the Schoolhouse) and the difference between them. Keith Dunbar also asked for clarification of the debt to Coigach Community Trust. It was explained that although the CCT loan was lent to CCDC, CCDC subsequently lent it to Coigach Wind Power Ltd, who used it to fund development work on the Turbine. Thus, CCDC has a loan from CCT and a loan to CWP. When CWP has the funds to repay CCDC it will do so, and when CCDC has the funds it will repay the CCT. It was also noted that this

loan is benefitting the hall as it earns CCT approximately £500 pa. in interest in accordance with the loan agreement.

The approval of the Accounts was Proposed by Bill Wilder, Seconded by Ann Macleod

#### 4. Fixing of annual subscriptions:

Keith Dunbar enquired whether membership had dropped as there was an apparent decrease in income from subscriptions, however it was explained that income from members had been higher in the past due to a number of substantial donations. The membership has increased though some original members have moved away and ceased to be eligible for full membership, and sadly we have lost a few members who have died. There was discussion about the importance of keeping an accurate record of members as it is required to demonstrate community support and so members can be contacted to vote etc. However it was noted that collecting subscriptions was proving to be very time consuming and could be replaced by something more efficient.

It was proposed that the annual subscription fee of £5 be replaced by a one- off lifetime payment of £5. Carried unanimously.

#### 5. Election of directors.

Standing Down: Ann Macleod and Iain Muir, both have been nominated for re-election.

Ann Macleod – voted for unanimously

Iain Muir – voted for unanimously

As Chair Iain explained that while it was now too late for new directors to come forward for election, the board could co-opt members during the year. It was also noted and that with the income from renewables projects coming in, other bodies will be required to oversee distribution of funds, and this provides another opportunity for members of the community to be involved.

#### Questions from the floor:

Ruth Leslie enquired whether there was any provision in the schoolhouse lease for keeping a flat for a schoolteacher. It was explained that while an incoming teacher would be in a strong position to apply, it would not be viable to leave accommodation empty with the in case it is needed for a teacher in the future when there is such there is current housing need – and that it would be undesirable to end a tenancy to make way for a teacher. Demand for the schoolhouse is expected to exceed supply and that along with the need for future teacher accommodation demonstrates further the need for housing. Midge Drake enquired about interest in the smokehouse and whether there was any danger of the current leasing arrangement putting off potential tenants. It was explained that this was not an issue at present, tenancies were dealt with on a case-to-case basis and CCDC will be reviewing the future plans for the smokehouse in the near future.

Bill Wilder proposed a vote of thanks and appreciation for the work being undertaken by CCDC Board. The proposal was heartily supported by those present. (Wasn't it?!)

The meeting closed at 8.30pm

