

Minutes of Board Meeting
Held on Tuesday 18th October 2022
At Millennium Hall, Invermoriston

Board Directors present	Felix Paterson (FP) – Chair, Elizabeth MacEachen (EM), Lorn MacKay (LM), Chris Nelson (CN), Lynne West (LW), Michael Alvey Anderson (MA), Fiona MacCormick (FM)
Apologies	Jeff Dymond (JD)
Also in attendance	Ian Leaver(IL) - Chief Officer
Minute Taker	Karen Edwards (KE) - Office Manager

Item	Minute	Action
1.	Welcome and Apologies FP welcomed Directors to the meeting. Apologies had been received from JD. He also advised Directors that David Francis had resigned with immediate effect as his move from the area was now confirmed for this month. He also advised that JD would be resigning as the Community Council representative at the AGM. The Community Council will notify us in due course of their new representative.	
2.	Minutes of the meeting held on These were approved as a true record. Proposed by CN and seconded by MA.	
3.	Matters arising from minutes not on the agenda FP advised that the Shinty Club had accepted the offer of support as discussed at the last meeting and would be forwarding the invoice after their event on the 29 th October.	
4.	Chief Officers report <ul style="list-style-type: none"> Memorial Hall – The first stages of the asset transfer have been completed, so this is now progressing. In addition, IL has contacted Scottish Land Fund who would potentially be prepared to help fund this purchase. Glentarff House – A survey and valuation has been done and an estimate for conversion costs provided. If all goes according to plan it is likely that this purchase could only cost the community company around £25K of its own funds with funding provided from elsewhere. Scottish Canals have now provided some of the information requested but this has raised some questions that need investigation. ELSAN tipping point – This is now in place however obtaining an electricity meter is proving problematic and 	

	<p>still needs to be resolved before charging for the facility can start. It is however usable as it is. This project was completed under budget and will be fully funded by the RTIF funding so the grant awarded (G -145-2022 £10K) will not now be needed.</p> <ul style="list-style-type: none"> • Electric vehicles – the charging points are being installed at the Medical Centre on the 31/10. It will take 2 days. IL has found 2 possible solutions for the storage of the E-bikes and is just awaiting an answer before finalising which one to go with. • Convent Land – The sale of the small piece of land, previously agreed, to the Old Convent Apartments has been approved by funders with agreement that the money raised will be re-invested in the remaining land. The Board approved its use to kick start the community growing project and provide a rabbit proof fenced area. • Funding application to DTAS – The application for a dedicated resource to help push forward the plans for the Convent Land has got through the first stages. There are now just 16 projects still being considered, ours being one, but only 5 or 6 projects will be successful. • Caretakers – The grass cutting season is virtually over and litter becoming less problematic so the team are now able to work on special projects such as improvements on behalf of the Highland Council at Auchterawe Cemetery and fencing the new ELSAN tipping point. They are also quoting for some work to make improvements to the Lock Keepers garden at Cullachy. • A82 access from Convent Land footpath – There are 2 possible solutions to creating a barrier. 1. Ask Bear Scotland to put up a metal fence on the pavement. 2. Put up a chicane type barrier on our land just before the A82 footpath. The first option is unlikely to be a quick one. Directors voted to go with the Bear option if possible. IL to investigate. • Xero – The process to transfer our accounting to this is now underway. 	IL
5.	<p>Annual Accounts</p> <p>Draft accounts have been presented and the auditors took the Finance and Resource Group through this. There were no issues found relating to mismanagement however there were some outstanding queries relating to accounting entries which resulted in a theoretical deficit in the restricted funds. The accountants are investigating this as they acknowledge it is a paperwork issue not a “real” money one. They have made some recommendations around the recording of the assets and have suggested that these should be recorded as “mixed motive” rather than “investment” properties. IL is currently getting them values as “affordable properties” in line with this and adjustments will be made accordingly which will reduce the value on the balance sheet.</p>	

	<p>The Finance Group were supportive of accepting the accounts once these final bits have been resolved. They asked the Boards approval to accept the accounts once satisfactory answers have been reached for these issues. The Board approved this.</p>	
6.	<p>AOCB</p> <ul style="list-style-type: none"> • Dentist – LW & CN updated the Board on a meeting with a potential dentist recently. They are very interested in setting up a practice in Fort Augustus and in particular see benefit from sharing the Medical Centre with the Doctors surgery (currently renting the ground floor only). It was agreed to set up an initial meeting with the NHS Estates Team and the GP's to discuss this as an option. • Invermoriston Shop – LW had shared a draft business plan with Directors and was seeking approval to join the Plunket Trust (£310 membership) in order to obtain specialist business advice on the options of either taking over the old shop or converting a store room in the Millennium Hall. It was agreed that IL would first contact Community Share Scotland who may be able to offer this same service free. In the event that they could not offer a free service membership of the Plunket Foundation could be sought. There was a lengthy discussion about the pros and cons of both locations and in particular the viability of the shop with the monthly rent. The rent has yet to be determined. • Properties for sale - IL advised that he had been approached by Girvans who are potentially selling the hardware store and also a 3 bedroom house at Kings Inn. It was suggested that whilst we might not wish to use the space as a hardware store it may be worth enquiring in case other uses could be found, such as a dentist surgery. It was agreed to IL should establish how much the purchase price was likely to be for both and arrange to view them. • Housing rent freeze – IL advised Directors that the government had imposed a housing rent freeze on affordable housing. It was agreed that there would be no increase for our tenants. It was however requested that a formal check of all properties be done annually. • Cost of Living Grant – CN requested an update on take up so far. It was reported that there had been 37 grants amounting to £14000. The Board discussed how this scheme might be extended to others working but on low income if funds remain. It was agreed to review this again at the end of November. • Glenmoriston Playground improvements – LW explained that the Improvement Group were concerned that due to the short lease on the playing field that grants would not be considered. She offered the suggestion that the group should restrict £18K of their own funds to allow for the equipment to be moved if it ever became necessary and give reassurance to funders. The Board discussed this but it was felt that a further push to gain an 	<p>IL</p> <p>IL</p> <p>IL/KE</p>

	<p>extended lease should be pursued before they could commit to that. It was proposed that FAGCC offer to take on the lease if the landowner would prefer that.</p> <ul style="list-style-type: none"> • MUGA – LM asked for an update on the proposed improvements to sports facilities in the area. FP explained that the Recreation Group had not come forward and that as the Shinty season was in full swing this had not been the priority but he hoped that the Shinty group would have more time one the season finished. The option to purchase land next to the school is still an option. • A new member, Catriona Watson was accepted by the Board. • Hall rental costs – The Board approved the suggested increases to hall costs from 1st January 2023. • Directors – It was agreed that as the longest serving Directors both FP and CN would step down at the AGM but stand for re-election. DS had already resigned so that is the necessary 3 for this year.FM as a co-opted Director would step down but would be applying to be an elected Director. • Gun Club – FP advised that he had spoken to the Gun Club as the Community Company gave grant funding for 3 traps and if the club should sell these off when they close, the money must be returned to the Community Company. 	
7.	<p>Date of next meetings 15th November – AGM in Fort Augustus Village Hall</p>	