

Minutes of Board Meeting
Held on Tuesday 12th December 2023
At Millennium Hall, Invermoriston

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| Board Directors present | Catriona Watson (CW) – Chair, Felix Paterson (FP), Lorn MacKay (LM), Chris Nelson (CN), Michael Alvey Anderson (MA), Patrick Ungless (PU), Frances Mansell (FMM), Kelvin Hill (KH) |
| Apologies | Helen Clay (HC) – Vice chair, Lynne West (LW), Fiona MacCormick (FM), Karen Edwards (KE) - Operations Manager, |
| Also in attendance | Donna Green (DG) – Finance Manager |
| Minute Taker | Simon Canning (SC) – Admin Officer |

| Item | Minute | Action |
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| 1. | Welcome and Apologies CW welcomed the board and presented apologies from HC, LW, FM and KE. | |
| 2. | Minutes of the meeting held on 17th October 2023: These were agreed to be a true and accurate representation of the meeting. Proposed by CN, seconded by FP. Minutes of the AGM held on 21st November 2023: These were agreed to be a true and accurate representation of the AGM. Proposed by PU and seconded by LM. FP thanked HC for presenting the Chair's report. Minutes of the post-AGM meeting held on 21st November 2023: These were agreed to be a true and accurate representation of the meeting. Proposed by FMM, seconded by MAA. | |
| 3. | Matters arising from minutes not on the agenda: Memorial Hall: CW met with the architect, John Strachan, where a valuation survey was carried out. There are external cracks on the gable end and surrounding the chimney. The flue and the windows will require some refurbishment work. The internal layout will require renovation and re-design. CW stated John advised an EPC will be required and that this should be provided by Highland Council. Additionally, Highland Council should be requested to appoint their structural engineer to assess the cracks. | |
| 4. | High interest savings accounts: DG suggested moving legacy money into high interest savings accounts with banks such as Santander and Virgin Money. Potential interest rates can be high 3.6% with a 12-month account. It was agreed to move this forward. | DG |

| 5. | Operation Manager's report: <ul style="list-style-type: none"> CW presented KE's report updating on operational works. Riverside Park is occupied by the new tenants who have reported they are delighted with the property. Glentarff House is on-going with an architect arranged to assess and prepare plans. The purchase cannot be completed until planning consent is in place. KE hopes to have access arranged in January. Memorial Hall: SLF require an up-to-date valuation. Dental Surgery: discussions are on-going with the doctors. Village Hall: The leak in the roof is due to the solar panel brackets being screwed through the roofing tiles. Facilities Officer David Campbell has been invited to the January 2024 board meeting to discuss further as a grant will be required for the funding: the roof will need replaced. It was agreed that the solar panel fitters should be approached as the panels were fitted incorrectly, causing the leak. | | | | | | | |
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| 6. | Rent increase: the board approved KE's proposal of no increase in rent rates for the coming year. | | | | | | | |
| 7. | Grant: Kilchuimen Academy/Shinty Team <table border="1"> <thead> <tr> <th>Grant Ref</th><th>Requested</th><th>Decision</th></tr> </thead> <tbody> <tr> <td>G-169-2023</td><td>£5,750</td><td>Approved</td></tr> </tbody> </table> For: Shinty trip to USA. Conditions: Unanimously approved. Costs of the trip are officially confirmed prior to funds being released. The Community Company work with the school for funds transfer and the required information. The recipients provide proof of purchases. Funds not used on the trip and associated costs are returned to the Community Company. | Grant Ref | Requested | Decision | G-169-2023 | £5,750 | Approved | |
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| G-169-2023 | £5,750 | Approved | | | | | | |
| 8. | Grant: Fort Augustus Senior Citizens Association <table border="1"> <thead> <tr> <th>Grant Ref</th><th>Requested</th><th>Decision</th></tr> </thead> <tbody> <tr> <td>G-170-2023</td><td>£3,700</td><td>Approved</td></tr> </tbody> </table> For: Fort Augustus Senior Citizens Association monthly transport costs. Conditions: None. Unanimously approved. | Grant Ref | Requested | Decision | G-170-2023 | £3,700 | Approved | |
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| G-170-2023 | £3,700 | Approved | | | | | | |
| 9. | Possible Bench Locations: Agreed bench locations are: <ul style="list-style-type: none"> Car park area at the Riggs. There is a question of ownership of this area. SC to further investigate. Invermoriston beside the Millennium Hall. Dalchreichart Cemetery. The existing bench is damaged due to the weather conditions, and it has a memorial plaque. It was agreed to locate the new bench beside the existing one. Fourth bench – location to be identified in Fort Augustus The board agreed on the suggested Falmouth three-seater bench. This bench is long lasting and has arm rests which will benefit anyone with difficulty standing up. | | | | | | | |
| 9. | AOCB: | | | | | | | |

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| | <ul style="list-style-type: none"> • SC suggested a Defib is considered for installation at the Village Hall. There are several fitness type classes at the Village Hall, and it would bridge a gap in that end of the village. Advised donation to Lucky 2 B Here is £2,000 which includes four pads, Defib unit and the casing. Additionally, an electrician will be required to install the unit. The board approved this, SC will move forward and arrange. | SC |
| | <ul style="list-style-type: none"> • SC stated two applications for membership. Both were approved by the board. | SC |
| | <ul style="list-style-type: none"> • SC explained the Screen Machine are increasing their ticket prices to £9 for adult and £6.50 for concession and had asked if the Community Company would agree to increase their contributions. The current contribution per ticket is £2.50, Screen Machine have not increased their ticket prices for several years at least. In 2022/23, the Community Company contributed £640 for 256 tickets. Similar ticket sells would require annual contributions of around £1,000. The board agreed to increase contributions to £4 per ticket. | SC |
| | <ul style="list-style-type: none"> • FMM has been approached by a Heritage group member about a heritage room beside Caledonian Canal. There are currently no suitable spaces available. | |
| | <ul style="list-style-type: none"> • FMM asked for an update on the CLDO's progress. CW explained that Chris Rose has to date had a community consultation at Invermoriston. He is also in the process of arranging a date for a consultation at Dalchreichart. Once the consultations are complete, he will collate figures for the potential uses of the land. | SC |
| | <ul style="list-style-type: none"> • PU stated that, from a conversation with a member of the community, he feels that the Community Company could improve the image and the communication to the community. Ness News is an outlet for this, and it was agreed that the articles the Community Company proved could be more informative and punchier. For example, more information on approved grants. | SC/KE |
| | <ul style="list-style-type: none"> • PU proposed a tightening up of the grant applications process i.e. receipts provided as evidence of where monies are spent. | SC |
| | <ul style="list-style-type: none"> • CN reminded the board of the proposed barrier at the top of the path behind Caledonian Court where it meets the A82. SC will approach the Community Council. | |
| | <ul style="list-style-type: none"> • CW Tarff Trading – a meeting of the Directors for Tarff to be arranged to discuss business planning and development. | KE |
| | <ul style="list-style-type: none"> • KH indicated that the Millennium Hall Invermoriston requires some internal lighting upgrades, KH to investigate Millennium Hall and GIG funds as the hall funding from FAGCC and unrestricted grants from TFL should be able to fund this without further grant applications. | KH |