

## Colonsay Community Development Company Board Meeting

### Public Minutes

Thursday 18<sup>th</sup> January 2024

Present: Dannie Onn (DO), Darragh Keenaghan (DK), Will Young (WY), Callum Hay (CH), Andrew Abrahams (AA), Lesley McInnes (LM), Lindsay Chalmers (LC), Helen Mann (HM)

Apologies: William Joll (WJ), Lizzie Keenaghan (LK), Carrie Seymour (CS)

#### **1. Minutes of last meeting and matters arising**

Minutes agreed and approved.

#### **2. Declarations of interest**

HM - campsite

#### **3. Briefing Note**

Circulated prior to the meeting.

The board agreed that HIE, MOWI, Scottish Ministers, councillors and others are to be advised of the STV visit prior to them coming. DO will prepare a note to brief directors, members and those lined up for interviews, which will be circulated prior to STV coming. We should take the opportunity to mention the support of our funders. We should also inform funders once the STV visit is confirmed.

We are advised that the minutes of the CCC meeting at the end of November dealt mainly with broadband and transport issues. They council decided that they will not be using the CCDC internet for their records and so on. They are exploring an offer from 'Parish Online', a specialist website offer. We are likely to have links to each other on our sites. They are also signing up to OS for map access, which could also benefit CCDC.

#### **4. Scalasaig report**

Circulated prior to the meeting. There was no additional information or questions.

DO has been working with LK on the Business Units' lease and associated Tenants' obligations. We are keen that the complex legal jargon be simplified, and the solicitors have agreed to look at that.

LK has asked for the boards direction on one clause which includes that: "tenants ... shall maintain, repair, renew and rebuild the Subjects .... and irrespective of the cause .... so free, relieve and indemnify the Landlords of all the obligations otherwise incumbent upon [them]." The board was asked whether it is too onerous to make tenants responsible for all of this, solicitors say this can be toned down (something that is commonly done on a commercial letting). The board notes that funds are being built in for reasonable wear and tear, but a major repair caused by the hirer, accident etc should be covered by their own insurance. We should ensure that the tenant has insurance to cover accidental damage. There should be a clear definition of who is insuring what and we should share our insurance cover with them. A consensus emerged in discussion that we should find a middle way. AA suggested we might compare with what other communities are doing.

Details to be put before the next meeting when we expect to have the draft finalised and agreed with the tenants.

## **5. Campsite update**

The A&B team that are giving the grant have been in touch with their planning colleagues. They advise that a permission has been granted and they will release the outstanding funding. We may now make a fifth claim and organise the remaining works.

There will be some conditions to satisfy once the permission is received.

## **6. Bookshop**

We have received a copy of the title deeds from the agents. DO has advised them that any opportunity for SLF funding will not be available until the next financial year. In accordance with the board's recorded views, DO advised that CCDC is therefore not pursuing purchase at the moment, but remains interested in the property.

## **7. Audit and Accounts**

Our auditors are still asking questions; therefore, the report is not ready to present to the board. CH will update directors by email on this and finalisation of accounts for the last financial year.

Nevertheless, in anticipation of the accounts being ready we plan to hold an EGM immediately before the next board meeting to get member approval for the accounts 2022/23.

## **8. Future agendas and planning**

Note. CH and DO have met to plan for future board meetings, and to produce quarterly finance/budget reports. In February likely agenda items will include allocations; local place planning; and the staff handbook. In March we might consider a community plan report; future management options; and a review of the Gass Report. In April we hope to initiate the new financial reporting structure and plan for our next AGM.

## **9. AOCB**

None

DONM

Thursday 8<sup>th</sup> February 2023 with EGM open to the community in the hall.