COLONSAY COMMUNITY DEVELOPMENT COMPANY

BOARD MEETING 31 OCTOBER 2024

DRAFT MINUTES (PUBLIC)

ATTENDANCE:	Dannie Onn (DO), Callum Hay (CH), William Joll (WJ), Andrew Abrahams (AA), Darragh Keenaghan (DK), Helen Mann (HM), Linsay Chalmers (LC)
APOLOGIES:	William Young (WY), Carrie Seymour (CS), Lizzie Keenaghan (LK), Lesley McInnes (LM),

MINUTES OF LAST MEETING

Minutes agreed.

MATTERS ARISING

None.

DECLARATIONS OF INTEREST

HM, DK – Port Mor; HM - Campsite

MONTHLY BULLETIN

The bulletin was circulated prior to the meeting. DO added that the contractor, client and engineer for the Port Mor Road had visited on 28th. Thanks to their positive approach, the road has been re-opened and declared safe for all but the heaviest traffic. Use should be kept to a minimum, and users should drive with extra care and avoid the edges of the road. DO has passed this information to all those with rights and responsibilities over the road. There were no questions relating to the bulletin, which can now be issued.

SALASAIG REPORT

Report circulated prior to the meeting. No additional information was reported, no questions asked, and no decisions required.

CAMPSITE REPORT

Report circulated prior to the meeting. In addition, the grass reinforcing grid for the car parking area is now on site. The final grant claim can be made when invoices have been submitted. When finalised with A&BC planning and all grants paid, CCDC can close the project and pass all responsibility to the campsite business.

In discussion it was clarified that the Quad Bike and trailer are currently owned by CCDC and being rented to the campsite owner. These may be bought by the owner early next year. The accountants have agreed that there is no problem with the campsite owner sitting on the board.

There were no formal decisions required.

FILLING STATION/COAL RIGH REPORT

Report circulated prior to the meeting. There will be further updates as the project makes progress. No matters were raised and no formal decisions required

BEN SGOILTAIRE

A report was circulated prior to the meeting, including papers on advice on tenancy options; a proposal for croft house opportunity and terms and a draft allocation strategy. Seller and CCDC are aiming for 1st March 2025 as an agreed date for completion. This should give time to meet all requirements for 'Strategy Plan' and for time for advertising. DO suggests that the legal and processing could take some time and that it would be good to see a timeline and to get the advertising out as soon as possible to minimise the period without rent.

LM suggested putting more emphasis in getting a family here, maybe reconsider changing the scoring criteria. HM suggested reviewing and change the scoring and assessment criteria to align where possible with the existing CCDC Allocation Policy and ensuring that the house is let on terms consistent with our other letting properties.

DK felt that in order to advertise for tenants, we first need to agree on the scoring criteria. HM offered to sit down with LK and work on the scoring criteria together. DO has a number of minor comments and will discuss directly with LK.

AA wanted reassurance that the croft and house are being advertised as one, which they will be.

The board approved the strategy and allocation in principle and delegated the detailed consideration to the Chair, Treasurer and DK, and with HM in respect of the private residential tenancy for the house.

Matters relating to tenancy and legal agreements were dealt with under private agenda.

HOUSING MANAGEMENT UPDATE

No updates. HM reports that everything is in place and we are just waiting for handover.

CARBON NEUTRAL ISLAND'S MOU

Report and the MoU with circulated prior to the meeting.

Maggie Fay has been employed for the role. Once she starts working there will be regular reports and updates.

The grant covers all costs. Main roles will become the job description. CH/DK working together to meet all requirements. The board agreed that the MoU be signed.

SURF AWARDS

CH report circulated beforehand. Board approval for travel costs and hotel accommodation is not now needed, as SURF Award will cover all costs for two attendees.

PORT MOR UPDATE

Monthly bulletin referred to an Engineer visit to happen, they have visited; TSL, WHHA, and Engineer – have made a temporary repair, but have re-opened the road to users, asking for minimum use. DO to ask for copy of any plans for repair for board members to comment on. DO to offer to put TSL/WHHA/Engineers in touch with locals who have local knowledge – AA offered to be that local and says we must be forceful in our demand for a long-term solution. DO/CH to draft a letter to the WHHA Agent.

Ther was a discussion about ownership of the road, and whose ultimate responsibility for maintenance to the road lies with. This remains as before that all road users have a right over the access and a responsibility to contribute to maintenance. Unless the servitude rights agree otherwise, the landowner has the responsibility to repair.

Interestingly - over the next 50 years sea levels will rise about 1m and the road will become tidal in the future.

The water supply along the road has proved difficult because of the hard rock. WHHA advise that an alternative route has been investigated and agreed in principle. Formal agreement needs to be made, DO will be informed once this is done.

ANNUAL ACCOUNTS AND REPORTING

CH reported that it is going slowly and that we are drip-feeding information to the auditors. Questions include the status of croft leases. It is in our interest that these are registered if possible

WEBSITE AND SOCIAL MEDIA

Sarah Hobhouse (SH) has given access to the website and social media accounts, now given to CH,CS and LK. CCDC now has control and there has been a first handover meeting between SH and CS.

AGM

There is a timetable for notifying the AGM with 16 days from sending out the notice to the event. As our accounts not yet available, we can't reliably set a date. CH to chase the auditors and agree the date with DO. Companies House and Regulator need to have CCDC accounts presented before the end of December 2024.

AOCB

Jenny Minto and DO meeting 15th November at 2pm, any board member welcome to attend. Dannie to put a rough agenda together/list. CH suggested that the Transport Group will want to meet with Jenny Minto – DO to contact David Hobhouse and let him know about the meeting.

DO will be attending a DTAS meeting on funding on 6 November.

Playpark equipment – CCDC now needs to take responsibility for replacing the equipment that is broken and is still under guarantee. HM and Tanya Wren (TW) are on the Play Park Committee. The annual report, this time by Paul Summers, indicates fungal growth weakening the timbers. HM suggested asking George Lesley to sponsor another piece of equipment to replace the broken. WJ, DO, HM and TW to meet and bottom-out what needs to be done.

DONM

Thursday 28th November 2024 at 7pm.