COLONSAY COMMUNITY DEVELOPMENT COMPANY

Board Meeting

24.7.25 Public Minute DRAFT

Attendance: Dannie Onn (DO; Callum Hay (CH); Liz Griffiths (LG); William Joll (WJ); Helen Mann (HM); Linsay Chalmers (LC

Apologies: Will Young (WY); Andrew Abrahams (AA); Darragh Keenaghan (DK).

Minutes of last meeting were approved with no matters arising

Declarations of interest: None

Monthly Bulletin was approved for issue but given the short time until the next proposed meeting, this will be delayed (pending update) for issue at the end of September.

Carbon Neutral Islands

A report by Maggie Fay (MF) was circulated in advance of the meeting. DO confirmed that since the report had been written, an affordable price for insurance had been quoted by NFU for the e-bike project.

MF will need to find (or arrange training for) a suitably qualified person to maintain the e-bikes.

DO will now pass the Village Hall solar project to the Hall committee. We will need to establish that the use of the Hall under the lease is appropriate for CARES funding. The Hall committee must confirm that they have or don't need landlord's consent to add the equipment and export to the grid. We understand that the hall lease plan needs to be corrected and the lease registered. This has the potential to delay the project.

The Growing and Greening project will focus initially on the community land at An Faire Mor. The board agreed that MF should arrange a meeting with An Faire Mor residents to look at options for community growing areas, and tree and hedge planting. The board also agreed that the wider community should be consulted on any design scheme.

Local Place Plan report

A report was circulated prior to the meeting. DO undertakes to produce a draft document before Christmas this year.

Treasury

The handover from CH to LG is progressing well. LG has been introduced to the various systems we have in place.

Fuel project

A report was circulated prior to the meeting.

It was suggested that a 3-way meeting between CCDC, the Village Hall and The Island Shop be convened to discuss how the project might link with their needs and how the opportunities of the installation be shared where possible.

CH will notify the community in advance of the interruption to fuel supplies during the change over of pumps.

The board noted the content of the report and thanked CH for (almost single-handedly) guiding this project to this stage.

Island Profile 2025

A report was circulated prior to the meeting. The board reviewed the questionnaire, which will be distributed through a bulletin in September and will be available both electronically and in paper form. They discussed the importance of getting responses from all community members, particularly those who may have difficulty accessing electronic versions. The questionnaire will cover topics such as housing, transport and employment The data collected will be used to support a report to funders. The board noted the content and agreed the way forward set out in the report.

Ben Sgoiltaire Croft and house

A report was circulated prior to the meeting. There were no updates. The board discussed the implications of the croft lease and the initial two-year term. Improvements to the croft would be valued as is commonly done and included in any entry fee for a new tenant. On that basis, the existing tenants could be refunded.

The board also discussed the issue of improvements to the house and how these might be accounted for should the proposed tenants decide not to continue. The board agreed that we should do all we can to assist them to succeed at Ben Sgoiltaire. That said, as tenants of the house, in its de-crofted curtilage, they should be treated no differently from our other tenants. For example, any alterations or improvements sought by the tenants should generally be permitted, but they would be responsible for necessary consents and pay for the works.

The board agreed to have a direct conversation with the tenants to understand their importance and needs, while also explaining their limitations. They decided to clarify legal and financial aspects of the agreement, including the assignation fee and short-term licensing requirements. That meeting should include AA or DK as being involved in the allocation process, LG or HM in relation to the house tenancy, and DO if required.

AOCB

Old Manse: The board notes that around 50 tons of stone were used for road improvement. That used up all the arisings left over from the Scalasaig build and our contribution to the Port Mor Road. The board also discussed funding for a building refurbishment project noting that positive feedback had been received from the SG Rural and Island Housing Fund and Argyll and Bute Council.

AGM: This is likely to be held in November when accounts have been audited.

Company Registration Process**:** The meeting discussed upcoming changes to company registration processes, with CH explaining that directors will need to provide photo ID and other documentation starting in November.

DONM: Thursday 25 September 2025

DRAFT