

THE FINDHORN VILLAGE CONSERVATION COMPANY
DIRECTORS MEETING ON MONDAY 6 November 2017
 EDITED MINUTES

PRESENT

Frank Allan (FA), Jo Harris (JH), Nicole Edmonds (NE) Neil Robertson (NR) Sam Russell (SR) Donald Watson (DW) Mo Hyde (MH) Marjory Barber (MB), Christine Hunt (CH), Sarah Theman (ST), Peter Hall (PH), Cathy Low (CL) (minute secretary)

APOLOGIES: NONE

		Action By
1	DECLARATION OF INTEREST – NONE	
2	MINUTES OF LAST MEETING – Approved – Proposed NR; Seconded DW	
3	MATTERS ARISING NOT ON AGENDA	
3.1	<p>8.2 Update on No4 Findhorn Parking. Owners have advised they have right to park and that it is in their title deeds document. It is thought that each house in the No. 4 block has access to parking. Some of the Title Deeds shared with board. These spaces are thought by some directors to be located on the road that is adjacent to the icehouse and the RFYC south dinghy park, not on the land that is between the RFYC south dinghy park and access road to No. 4. The deeds need to be checked prior to any action being taken.</p> <p>If it is established the residents of No4 extra car parking spaces are on TFVCC's land, at least two of the spaces can be allocated as disabled parking spaces.</p> <p>John Bayliss advised he would contact TFVCC when he comes up North to discuss.</p>	
3.2	9.3 NE completing raffle registration, fee £40 thereafter annual fee of £20. Require DOB and address for five board members FA, NR, MB, MH + NE.	NE
3.3	10.5 – review of maps - ongoing	MB, DW, NE, JH
4	Correspondence	
4.1	Reply from Strutt and Parker accepting explanation.	
4.2	Moray Local Development Plan – email received advising 12-week consultation period January – March 2018.	
4.3	Medium Lotter application – the summary provided has been rejected for Land Development Officer as not meeting criteria. JH to contact Fiona Robb, HIE for advice.	JH
4.4	Notification of workshops, some are on line. All dates are on TFVCC email	All
4.5	Owner of 123 Findhorn, advising they will be working on 123 Findhorn. Information only	
4.6	Risk Assessment/Title Deeds. Money from HIE available towards the cost of completing title deeds and Risk Assessment. Need breakdown of TFVCC finances to show restricted funds. NR/FA to complete	FA/NR
4.7	<p>Notification from Dunes Trust, requesting permission to put poles at the side of the Back-Beach Road at potential access points for four-wheel drive vehicles to prevent them accessing the Dunes areas. JH to ask Dunes Trust to send letter/email requesting to document.</p> <p>The board has agreed to placing of the poles, with the caveat that Dunes Trust is advised they are responsible for the maintenance of the poles and that TFVCC can remove them at any time.</p>	JH
4.8	FA advised that within the minutes of Nature Reserve it advised the FVC has applied for capital transfer of the land from the bird sanctuary to Lancot House (old runway) for the use as a mobile home park. CH advised that the FVC were hoping to be able complete a capital transfer for this land, but not	

	to use as a mobile home park. It is primarily to prevent the land being acquired.	
4.9	Letter received from Moray Council advising Playing Fields will be exempt from Council Tax	
5.1	Treasurer's Report TFVCC annual accounts are available on TFVCC website	
5.2	Armstrong Garages update on donations and loan	
5.3	FA raised concern that solicitor's fees are high and need to be closely monitored. It was agreed to ask the solicitor to provide breakdown on invoice by project. FA/NR to action	FA/NR
5.4	<p>Armstrong Garages – Debenture letter has been shared with FA. It was noted that residents who have already made a donations/loan should not be sent debenture letter. Ledingham and Chalmers have received map from Cockburns and are ready to start conveyancing. The board agreed to work to 30 November 2017 for conveyancing of Armstrong Garages.</p> <p>There is still a short fall of £18,000, this will be met through a loan from SIS, who have advised loan will take two weeks to process. JH to complete application with SIS.</p> <p>After due consideration of all the circumstances and on being satisfied that it is for the benefit of, and in the interests of the Company for carrying on its business to enter into the Loan Agreement with SIS.</p> <p>The debenture letter will be sent out, with details of loan costs v debenture and how income will be generated to repay debentures. Income is demonstrated in the options appraisal document. JH to provide details of loan repayments to CH.</p>	<p>JH</p> <p>JH</p>
6	Company Business	
6.3	<p>Moray Gig</p> <p>Board members met with Moray Gig Chairman to discuss site for Moray Gig shed. Recommendation is to go back to original idea of siting the Moray Gig shed in the RFYC south dingy park. The Moray Gig would lease additional land at the north end of the RFYC dingy park to accommodate boat parking space taken up by Moray Gig shed. FA/JH to notify Moray Gig that TFVCC board has agreed to proposal. Moray Gig will be responsible for all statutory requirements for building.</p>	FA/JH
6.4	<p>Sylvan Heath Lease</p> <p>Contact to be made with owner inviting to meet at site to clarify this issue. NE and PH will meet with the owner. The cost of the surveyor and solicitors will be covered by the owner. Once plans are clarified a final decision will be made at next meeting. Action JH to send invite letter.</p>	JH
6.5	<p>Wayleaves</p> <p>Scottish Water have a statutory right off access, therefore no payments.</p> <p>FA/JH to investigate if there are Novar Estate invoices that show wayleave payments for SSE and BT. Action FA chasing</p>	FA/JH
7	<p>Planning for Real (PfR) Report</p> <p>MH provided an overview of the PfR prioritization event. There was concern raised that the event was not well attended. However, it was felt the information collated over the course of whole project that will be detailed in the PfR action plan, that is due early 2018, will be useful to TFVCC for future funding of projects.</p>	
8	<p>Dunes Management/Hinterland Meeting Report</p> <p>FA advised that it had been a challenging meeting. Conclusion of which was that Dunes Land Ltd/Findhorn Dunes Trust did not want to be part of the formal integrated management plan. TFVCC has no direct interest in being involved.</p>	

9	Membership Report – No change	
10	Sub Group Reports	
10.1	Crown Estate – request to go to the Chairman of Crown Estates	CH/JH
10.2	David Urquhart Pathway Planning application has been approved. The objection from the RFYC re impact to their slip way at south and north dingy parks has been resolved through lowering of the top of the slip way and tapering slip. There is also a revision to slip at Gilray to accommodate ramp slopes, owners agreed to allow work to be done within their boundary to accommodate. Revision sent to planning. This is a very complex project requiring employment of experts to facilitate project. Within the costings an allowance of 52 weeks maintenance is included.	NE
11	Company Business	
11.1	Board Social – 19 th January 2018	
11.2	Fundraising Pub Quiz at Crown and Anchor, who will organise the quiz. Expected to have 12 teams. Suggested date Friday 16 February 9pm.	
11.3	Parking meters – CH has forwarded details of parking meters costings to FA – ongoing. Costings and alternatives were discussed. Parking charges would be voluntary. The board hope to have parking meters in place by Easter 2018.	
11.4	Fundraising projects Garage revenue Parking Meters Hard standing Pub Quiz	
11.5	Garages development officer job spec nearly complete. Have been advised by HIE that role can not be advertised until garages have been purchased.	
12	AOCB	
12.1	Re 10.6 from October 2017 minutes - It was raised again that when houses come up for sales title deeds need to be checked. There have been several houses in the village sold recently. CH to check with land registry for cost, query special deal on multiple requests.	CH
12.2	Findhorn Village Centre – are working on a capital asset transfer for the old runway land. CH asked if the TFVCC would be interested in partnering with FVC and the Nature Reserve. It was decided by the board that TFVCC would not be interested in partnering with FVC.	
12.3	Residents Association feel there visitors don't know where the play park is and requires better signage. Residents Association will take this forward.	
12.4	Dog mess – no dog mess bins on Back Beach Road. Need to encourage villagers to contact Moray Council to complain to heighten their awareness of dog mess issues.	
12.5	Home owner offering to support cost of repair of JMI road. This will be part of the David Urquhart Pathway. NE to discuss with home owner.	NE
13	Date of Next Meeting – Monday 4th December 2017, 7pm	
	Minutes Proposed by	
	Minutes Seconded by	
	Chairman	