

**THE FINDHORN VILLAGE CONSERVATION COMPANY
DIRECTORS MEETING ON 04 NOVEMBER 2019**

PRESENT

Frank Allan (FA), Christine Hunt (CH), Nicole Edmonds (NE), Sam Russell (SR), Marjory Barber (MB), Cathy Low (CL)

APOLOGIES: None

		Action By
1.	Declaration of Interest	None
2	MINUTES OF LAST MEETING Approved Proposed SR Seconded CH	
3	MATTERS ARISING NOT ON AGENDA	
3.1	3.11 No 28 Letter to be sent from Company clarifying ownership	
3.2	3.12 GDPR ongoing.	
3.3	3.14 Minutes on web site-ongoing	
3.4	3.16 CH has established from MC that the pavements are adopted to bring this up in writing with FKCC. In 2021 new Government Act will come into force re: no parking on pavements.	
3.5	5.2 Moray Council has not settled lease payment. FA to contact MC to pursue payment.	
3.6	7.4 Back Beach Road Still awaiting rubble. CL to follow up on any suitable rubble from Kinloss Base.	
3.7	11.2 FRA are seeking quotes for grass cutting. FRA would ask TFVCC to include a request for volunteers to assist in maintaining areas around their homes.	
3.8	12.1 FA had delivered monthly report to FKCC	
3.9	12.2 Web site updates -ongoing	
4	Correspondence	
4.1	Resident reply to correspondence re stones in front of 156. To be notified that a longer term solution is required. Situation to be monitored before any action.	
4.2	Company was notified that garage door of No 6 garage had been left open.	
4.3	Request from resident of Seaforth Place that a tree at the rear of their home be cut down. They are willing to contribute to the cost. Decision was that tree would be pollarded -contact to be made with owner pointing out that land at rear of Garages is Company land.	
4.4	Community Development Officer forwarded information on Eco Village after constructive meeting with the Company representatives. This Pilot Scheme would give free advice on company strategy.	
4.5	Invoice received -work successfully carried out on land adjacent to no. 64.	
4.6	MC Planning -notification that planning application for No 71 had been withdrawn.	
4.7	TFVCC -communication re TFVCC participating in Service of remembrance on 10 th November. FA will represent the Company -wreath has been purchased.	
5	Finance	
5.1	<i>Annual accounts are available on TFVCC website</i>	
5.2	Income from lease of Garages and car parking remains strong although outgoings been larger for October.	
5.3	DU To date- Money being donated and also on the Just Giving.	
5.4	DU donation from monthly word quiz organised by local resident – many thanks	
6	CAR PARKS	
6.1	Revenue – reduction in winter months	
6.2	Car park Improvements. Bins -Grays have been paid to end of October. Bins uplifted for winter period unless deemed necessary. Work on tracks to be undertaken after the Winter and before Spring season.	

	MC to be approached re Rural Funding Grant which may assist with this work. Workman to be asked to give a quote for temporary repair on path beside the toilet block as hole is a safety risk.	
6.3	Moray Council decision on Motor home usage of site discussed. A meeting with planners to be arranged asap 18 th or 19 th November if possible. Council guidelines from Moray Council would assist the Company before work is implemented. Other sites in Moray should also have to conform to the same requirement given to TFVCC Suggested spacings of 6.1 m between motorhomes to be measured prior to meeting. Donald Watson to be asked to assist .No of possible spaces to be ascertained. Lighting requirements deemed to be too intrusive for this site. Solar lighting a possibility. CH to follow up on West Harris Community Trust for guidance on their requirements for overnight stop over site.	
7	LAND/SALES/LEASES	
7.1	Sylvan Heath -Graham and Sibbald to be instructed to give a valuation on the land identified by owner.	
7.2	Calren Ltd -Caravans have been removed from the northern encroachment. Southern encroachment valuation and cost of OS map, pertinent to encroachment, to be sought from Caintech and Graham and Sibbald.	
	7.2.1 Third party offer to purchase circle of land round the caravan site. However in response to recent communication from third party, TFVCC to reiterate decision taken was that they will not sell the area of encroached land to a third party..	
7.3	ST had attended CrtB conference in Inverness which she found very useful.	
	TFVCC continues tom work with the coastal rowers to have store for their boat.	
7.4	Stryplies <u>Marine Cottage</u> Owner of 135 appreciative of guidance on lane usage <u>Bakehouse Lane</u> , No further communication. <u>Heaven's Gate</u> path-gradient satisfactorily reduced and fenced off for settlement.	
7.5	Risk Assessment-still awaited from local resident. FA to check status.	
7.6	No 71 -planning application withdrawn-no further action	
7.7	53 Findhorn-no action as fence removed.	
7.8	Viewpoint-If grant funding can be procured the quotation for more substantial work should be undertaken. Berryburn may be a suitable source of funding.	
7.9	Beach steps and Boardwalk- CH has established from the original paperwork that the repairs are the responsibility of Moray Council who manage the Local Nature Reserve. FKCC to be informed so that this can be followed up.	
8	ARMSTRONG GARAGES	
8.1	Athena update- The architect is working on the building warrant	
8.2	Working Group Report- Still to be confirmed but planning permission is believed to be positive. SR to join the working group. Rental for the large garage to be increased due to necessary work being completed. There is a waiting list for garage leases.	
8.3	Budget/ Finance The loans received should now be considered for repayment as soon as is possible.	
9	MEMBERSHIP REPORT	
9.1	Presently members 175 associates 52 Junior 1 More members to be sought	
10	DAVID URQUHART PATHWAY	
10.1	Report The Just Giving Page does not seem to be on Friends of Findhorn Page To be addressed. There has been an anonymous donation which will allow the Project to start. However applications for	NE FA

	further funding will be submitted. This will allow for any contingencies. The Project will have a Clerk of Works. Neil Robertson to be approached as to his involvement in project payments. Will be invited to next WG meeting. There has been a suggestion that sleeping policemen be installed at start of pathway with an offer to finance this.	
11	MORAY COUNCIL	
11.1	Toilets -CAT transfer moving forward. Survey been completed Awaiting report and valuation.	
11.2	Grass cutting -FRA - arrangements will be in place by Spring.	
12	GENERAL BOARD	
12.1	FA gave report at November meeting on progress on pathway, boardwalk, steps and Garages.	
12.2	Update to website	
12.3	OSCR Companies House-details have been updated	
12.4	Directors decision making. No action.	
12.5	Weed Control-ongoing	
12.6	Gorse Cutting- Date for work to be sought Broom Walk home owners to be informed.	
13	FUNDRAISING	
13.1	Quiz night at Captains Table on Saturday 9th November in aid of DU Pathway. Contact to be made with owners to establish what assistance is required FA and MB can attend to organise the raffle. DW to be approached to assist. MB has raffle books if required.	
14	AOCB	
14.1	FA -Copy of last newsletter to be forwarded to Directors for input for December Newsletter. FVC to assist with printing.	
14.2	CL intimated that FF planning application including a Craft Unit and Community Hub had been successful. Local resident had made an informal request that a previous request to purchase land opposite their house be considered. Advised that no land was being sold at the present time.	
14.3	CH-TFVCC as a landowner should have a member on the Local Nature Reserve Committee. We have representative willing to fill this post, MLNR to be notified	CL
14.4	NE – Local resident had been approached to become a member of the Board. He will be invited to meet with some directors to explain the role.	CL
14.5	MB Suggested that the directors should meet informally. Agreed that December meeting would finish at 9 pm to allow a social meeting.	
15	Date of Next Meeting – Monday 02 December 2019, 7pm	
	Minutes Proposed by	
	Minutes Seconded by	
	Chairman Frank Allan	
	Date - 2nd December 2019	

