

THE FINDHORN VILLAGE CONSERVATION COMPANY
DIRECTORS MEETING ON MONDAY 01 APRIL 2024 7PM

PRESENT - Christine Hunt (CH), Cathy Low (CL), Donald Watson (DW), Nicole Edmonds (NE) Elle Adams (EA), Frank Allan (FA), Sam Russell (SR)

APOLOGIES –

		ACTION
1	Declaration of Interest - NONE	
2	Minutes of Meeting – March 2024 approved NE and EA	
3	Actions Arising from Last Meeting – March 2024 - not on agenda	
3.1	4.1 CH and CL met with Brodie Robertson, Coffee Van. Board approved fee per month 'ground rent. Brodie awaiting street license from Moray Council. Expecting to start in May 2024	
4	Communication	
4.1	31/03 Bill Budge – Canoes – CH has arranged with Highland Gathering to remove canoes from grass area and the white boat at the piers. £150 per load, estimate will require three loads. Will be removing this week. Board approved. Checking when plaques will be installed on steps to east side, CL will speak with Jason Brodie to arrange for plaques to be installed	CH CL
4.2	26/03 Jane Campbell Morrison – establishing sailing centre at marina, requesting parking for up to three cars in car park. Board approved provision of three fobs. CL meeting with Jane on Tuesday 02/04 and will advise	CL
4.3	26/03 – Moray Council acknowledgement of planning application	
4.4	05/03 Timothy Finnegan – notification of Bird Talk at JMI on 5 th April by Richard Sommer Cocks	
4.5	22/03 Leigh Moreton Moray Council – advising of Moray Council Coastal Adaptation Plan Consultation – planning for 14 or 15 April at FVC	
4.6	20/03 James Smith Moray Council – response following CL enquiring on progress for East Car Park road sign – he had forgotten and will arrange	CL
5	Finance	
5.1	Treasurer Report	
5.2	Treasurer – ongoing.	All
5.3	Motorhome Income Booking March 2024 138 bookings 188 nights	
6	Land/Sales/Leases	
6.1	Edited for confidentiality	CH
6.2	Edited for confidentiality	CH
6.3	Flooding in Lanes - Number of planning application submitted by Scottish Water for uPVC flood doors and gates. All houses are in Conservation Area.	
6.4	Playing Field – CL advised she had asked at F&KCC if there was potential to support FRA with cost of grass cutting. Anne Skene is to contact SR, if no contact SR will chase up	SR
6.5	Local Place Plan Poor response to stakeholder feedback sessions: 3 Local Councillors and 1 lady from the Eco Village.	ALL

	<p>Local Councillors did not appear to be aware of the issue with the buses and lorries having to mount the pavement on front road. It has been captured in the LPP feedback.</p> <p>DW raised that the high wall on bay front was needing attention, pointing. CL will write to Moray Council.</p> <p>Lots of feedback regarding erosion of sea defences in bay and back shore, Moray Council are holding consultation session in Findhorn as part of Moray Council Coastal Adaptation Plan Consultation, which is planned for April 2024.</p>	
6.6	Edited for confidentiality	CL/CH
7	Motorhome, Car Park and Toilet Maintenance Report	
7.1	<p>FA reported that in general motorhome area and car park in good condition. Concern re potholes around the new payment barrier island. CL advise Aarron Groundworks aware of remedial work required and they will be down to repair. Suggestion to put down Keith Blue in this area to provide a more solid surface. CL to obtain costs, suggestion to have a 'stock pile' of Keith Blue. Need to check that 'dust' in gravel does not solidify when stored in the open.</p> <p>Replacement Height Barrier – there has been a delay at AJ Engineering – should be ready end of this week (5th April).</p> <p>Posts have been ordered, Ade will collect on Friday 5th April. CL has arranged for them to be cut to 1.2m size. FA and DW will met with Ade to go over positioning of posts.</p> <p>Concern re wall turn into parking beyond the payment barrier, recommendation is to remove wall. CL will ask Aaron Groundworks to do when doing remedial work on road.</p> <p>Additional 1100L bin to be ordered for May – October.</p>	<p>CL</p> <p>FA</p> <p>CL</p> <p>CL</p>
7.2	<p>Parking Payment Barrier at West Car Park</p> <p>Payment Barrier – delayed due to processing of payment platform paperwork.</p> <p>14 registrations for annual passes have been submitted.</p>	CL
7.4	<p>Toilet Block</p> <p>South Toilet Block reopened. Water run through in line with Legionnaires protocols. Following opening FA found a man sleeping in the gent. No further incidents.</p> <p>Toilet cleaning to be increased to three times a week. CL will let cleaners know.</p> <p>Following toilets being blocked, FA checked with plumber and was advised that appears to be use of too much toilet paper and not a sewer blockage. Board approved purchase of two plungers for clearing toilets.</p>	<p>CL</p> <p>CL</p>
8	Armstrong Garages	
8.1	Edited for confidentiality	NE

8.2	CH met with handyman – priorities are repairing the garage doors and the guttering. Costs will be £20 per hour – Board approved. Jason Brodie is ordering the runners for large garage doors	CH CL
9	Membership Report 235 members 183 (77.87%) associate 51 (21.70%) and 1 junior.	
10	Findhorn Path Path has been rolled and areas which were collecting water have been repaired, initially wrong gravel used, this was removed and correct gravel laid. Looks good. Wall outside white gate at RFYC, stone mason has sent a quote to NE for work – NE will send quote to rest of Board. Repair is a challenge a wall is onto sand/shingle stone mason looking at best way to make more secure. Issue only when exceptional high tides and winds. Seats on path to be oiled with Linseed oil when weather is warmer. CH asked if an honesty box should be put on the path. The Board felt this was not appropriate.	NE NE/FA/DW
11	Projects	
11.1	Trip Lines – Kate Frazer no longer requires trip line	DW
11.2	Beach Steps CL meeting with Jason Brodie to agree layout for platform at the top of no step access ramps. Funds available. NE suggested having some planting of grasses and broom around the East no step access ramp, board agreed.	CL NE
11.3	Edited for confidentiality	CL
11.4	Allotments – on going	
12	General Board	
12.1	Policies Update – Equal Opportunities Policy Approved. EA to load approved policies onto web site.	CL EA
12.2	Social Media to be added to Agenda. EA reported on comments on Facebook following coverage of payment barrier and no step access. EA will share on social media that we will be able to install platform at top of ramps. EA is updating websites – TFVCC and Findhornparking – adding in info on payment barrier.	CL EA
13	AOCB	
13.1	43C Findhorn – revised planning has been submitted to Moray Council. Board has no objection to the design/plans but will submit an objection raising issue with access across land and how this may affect current use of area in front of building for village activities. SR will draft objection to be put onto planning portal. The Board will also write to Mr Brand to advise to ask to meet to discuss access. Edited for confidentiality	SR CH
13.2	DW has been offered the use of a cement mixer by Tim Negus to do repairs on the Church Slip. DW to speak to Tim Negus and arrange a work party.	DW

13.3	<p>SR has been offered 50 Rowan tree FOC, just cost of planting them, one suggestion was to plant a few in the fire break behind Broomwalk. Board felt that was not a good idea as need to keep firebreak clear. However, a few trees could be used in the playing field and the island at the west car park. SR to arrange to meet Patrick Lewington to discuss where trees could go and how many.</p> <p>NE has carried out some weeding round some of the trees planted for the Queen's Canopy. SR reported when last checked the hedging planted along playing field fence was not doing well.</p>	SR
13.4	<p>EA reported back on the opportunity for interest in windfarm Clash Gour EDF – Minutes of interest, with recommendation that Board sign up. Other community councils and communities in the area are signing up and as a collective could be beneficial for all.</p> <p>EA – advised that funding had been secured for the Rivers Trust to carry out a feasibility study on seagrass in Findhorn Bay. Project Sea Grass is running sea grass monitoring training and have chosen Findhorn site.</p>	
13.5	<p>SR raised Handrail on Barron House Lane CL to contact Keith Parker to ask if he would be willing to take on the delivery of this project. Edited for confidentiality</p>	CL
	Date of Next Meeting – Monday 06 May 2024	
	Minutes Proposed by	
	Minutes Seconded by	
	Chairman	