

THE FINDHORN VILLAGE CONSERVATION COMPANY
DIRECTORS MEETING ON MONDAY 09 SEPTEMBER 2024 7PM

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

APOLOGIES – Nicole Edmonds (NE)

		ACTION
1	Declaration of Interest None	
2	Minutes of Meeting – August 2024 Proposed SR Seconded FA	
3	Matters Arising	
3.1	Quote from contractor received for Bulwark works and counterbalance on barrier at East Car Park £1680 plus VAT - approved	
3.2	3.3 T&C for over height vehicles outstanding	CL/EA
3.3	3.4 CH will pass signs to DW for putting up at church slip	CH/DW
3.4	3.5 no longer relevant	
3.5	3.6 – NE to speak with Timothy Finnegan re hogweed	NE
3.6	3.7 'Alert' disaster plaque – SR advised the Flagpole was erected above the Icehouse as a memorial, DW to speak to requesters to ask if they wish for a plaque to be put in place to highlight	DW
3.7	4.4 TFCVCC has replaced the padlock on the Dunes Track height barrier and code provided to Findhorn Sands Caravan Park via email	
3.8	7.1 DW will purchase a solar light for waste disposal shed and install	DW
4	Communication – email, letter	
4.1.	28/08 visitor– positive feedback on beach steps and the no step access ramp. Suggestion of a seat at the top and she would like to make a contribution to cost. CL will respond.	CL
4.2	30/08 resident– acknowledging Board approval and conditions for installation of sewage pipe. He did raise that there is historic concrete on the lane but not where his works will be.	
4.3	04/09 resident – seeking permission to remove the slabs on the lane at the side of the Post Office. When the soak away drains were cleared and installed at the behind the post office and bake house. TFCVCC spoke with Scottish Water and contractor to ask if removal of slabs would be beneficial – they advised it would make very little difference. CL will respond to advise slabs can be removed but lane must be reinstated to ensure camber and structure of lane is such that it does not impact houses and water pooling causing water ingress to houses and found and surface should be such that it can cope with vehicles using lane.	CL
4.4	09/09 Moray Council – quote for East Car Park sign, advising free and height barrier. Cost £982.39 – Board approved	CL
4.5	09/09 resident – re stewardship of land between icehouse and hedge at drive to Solstrand. Resident has cut the hedge on the drive side of the hedge at his expense. As the hedge is on TFCVCC owned land, currently under stewardship of another resident he has asked that the hedge top and side be cut. Board agreed that the hedge is too high and should be cut back or removed. CL will speak with resident. There are other areas of ground that are in use by village residents, at time of purchase it was agreed that any ground that was owned by Novar and used by a resident that was included in the purchase would	

	remain being used by the resident. The land would not be transferrable to another to use without permission of TFVCC.	
4.6	<p>09/09 Gordon Seaton – asking for location and timing of Board Meeting as he would like to attend to discuss his issue with TFVCC removal of his canoes from the TFVCC land/path along the bay. CL advise attendance was not possible due to short notice.</p> <p>Mr Seaton also requested that all the Board affirm email trail and that the minute entry for today’s meeting should reflect. ‘each/every/all/etc Board Member, having read verbatim the entire email trail from G Seaton and noted the multiple offers and suggestions to mediate, discuss, defuse, reconcile etc agrees that the Board position is to continue to ignore and accept the consequences presented therein, OR to engage and *****etc.’</p> <p>CL will reply to Mr Seaton advising that the minutes on the web site have to be edited for confidentiality and that we do not put names into the minutes, we refer to ‘resident’ ‘canoe owner’. As Gordon Seaton has requested verbatim comments to be included in Board minutes his name will not be removed for confidentiality.</p> <p>Mr Seaton will be invited to view unedited minutes at the Findhorn Village Centre. Board agreed that issues that are confidential and not relating to Mr Seaton would remain confidential, therefore not visible.</p> <p>NOTE: FA and EA were not on TFVCC Board at the time of the removal of the canoes.</p>	CL
4.7	Letter from Moray Council Grampian Assessors that the Motorhome Park is now has a rateable value. CL will apply for charity exemption.	CL
4.2	Social media	
	Nothing to report	
5	Finance	
5.1	Treasurer Report	
5.2	Treasurer – ongoing.	All
5.3	<p>Motorhome Income Booking August 2024 341 bookings 492 nights = £8,364</p> <p>Query raised re income from honesty box at south toilet block – DW will separate out for next meeting.</p>	DW
6	Land/Sales/Leases	
6.1	<i>Edited for confidentiality</i>	CL
6.2	<i>Edited for confidentiality</i>	CL/CH
6.4	<p>Local Place Plan EA will put out Mailchimp to members with the leaflets outlining updates and links to web site.</p>	EA
6.5	Bowling and Tennis Club – no updates	
7	Motorhome, Car Park and Toilet Maintenance Report	
7.1	<p>CL has not arranged solar light for waste disposal shed. DW will purchase and install.</p> <p>A few cars/vans when trying to enter the area at the southern toilet block from the marina side are ending up on top of the concrete bund as the turn is too sharp to do in one manoeuvre. The area is not there</p>	

	<p>for parking, but it was agreed to paint the concrete bund florescent to make it more visible, as post are going to be more challenging to install. CH to arrange for purchase of paint and works.</p> <p>Height Barrier has been repaired, lug lock in wrong position AJ Engineering will reposition. Suggestions from AJ engineering to slow traffic approaching height barrier of installing a speed bump. Board will look into this. CL will speak with Aaron Groundworks. Also looking at installing a camera to try and capture vehicles that damage the barrier.</p> <p>CL will also chase Aaron Groundworks on the area around the payment barrier potholes – would appear the camber is going the wrong way and causing puddles.</p> <p>Replacement of damaged post at access to beach huts outstanding</p> <p>The tap at south block is not working, CL will speak with Jason Brodie. Door in ladies at north block has been fixed.</p> <p>Beach Platform nearly complete.</p>	<p>CH</p> <p>CL</p> <p>CL</p>
7.2	<p>Payment Barrier Still some issue with the counter and payment terminal. CL working with Ursa Gates to resolve.</p>	CL
8	Armstrong Garages	
8.1	NE sent report via email Armstrong Garages: still trying to trace Scottish Water DCAS number - NEED TO KNOW SOONEST for building warrant and filling in holes at garages after an inspection is arranged. We cannot move forward without some input on this.	NE/CH
8.2	Garage Maintenance works – CL has chased Jason Brodie up on works at garages. He has replaced guttering and will be working on the upright door post this month.	CL
8.3	Rowers are not able to access the garage due to the diggings for waste pipes. Need to get access for them asap.	NE
9	Membership Report 235 members 183 (77.87%) associate 51 (21.70%) and 1 junior.	
10	Findhorn Path Emailed report from NE. weekly work sessions looking after planting areas w/ assistance from Fiona Thomson over last weeks. Not completed yet but should be this month for next week while. Path has been weeded by working party FA, DW and volunteer	
11	Projects	
11.1	Trip Lines – Ongoing	DW
11.2	Beach Steps Viewing platform near completion. Positive feedback from users.	
11.3	<i>Edited for confidentiality</i>	CH/CL
11.4	Allotments and Trees Email report from NE. Ongoing weeding/tending adjacent to Gardiner’s and at Copse area.	NE
11.5	Findhorn Bay – joint application to Inspiring Scotland Neighbourhood Ecosystem Fund – unfortunately we were unsuccessful.	
11.6	Handrail Barron House steps due to start wc 16 September	

12	General Board	
12.1	Church Slip – is becoming not suitable for vehicle access. DW has done some remedial work with shingle from beach. DW to put sign up to advise not suitable for vehicles.	DW
12.2	Canoes and boats at Church Slip DW will put up signs	DW
13	AOCB	
13.1	SR on behalf of FRA request for donation to New Year fireworks. Board agreed up to £200. SR advised that the Regatta Shed roof was in need of repair. Board agreed to work with FRA to ensure roof is safe.	
13.2	EA raised that Community Land Festival in October. We have held an event in the past. A suggested a BBQ at the garages. Suggested the Rowers may be interested in supported.	EA
13.3	CH advised she is unable to Chair October's meeting and asked EA to take the Chair in her absence. EA agreed.	
	Date of Next Meeting – Monday 07 October 2024	
	Minutes Proposed by DW	
	Minutes Seconded by SR	
	Chairman EH (meeting chair)	