

THE FINDHORN VILLAGE CONSERVATION COMPANY
DIRECTORS MEETING ON MONDAY 04 NOVEMBER 2024 7PM

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

APOLOGIES –

		ACTION
1	Declaration of Interest None	
2	Minutes of Meeting – October 2024 Proposed DW Seconded FA	
3	Matters Arising	
3.1	3.4 Heritage putting sign up at flagpole for 'Alert'	
3.2	3.6 CL will write to resident to make the suggestion that the hedge is reduced by a least a third in height. Costs to be obtained from Forres Tree Services. Stewardship of land – land that is owned by TFVCC, but others use. NE will review and start recording list of stewardship land.	CL NE
3.3	3.10 Painting of concrete bund outstanding. CH will ask Ade to paint end of bund.	CH
3.4	8.2 CL contacted Moray Council re abandoned car at Armstrong Garages. Awaiting response	CL
3.5	13.4 DW and FA will put up emergency turning only sign this week	DW/FA
4	Communication – email/letter	
4.1	27/10 previous garage leaser advising that she hasn't a contact for owner of car. CL replied that cars must be taxed, MOT, insured to be parked on site. CL will advise we have reported to Moray Council	
4.2	27/10 email from Anne Skene (via CL) re FHT Dunes Restoration Project. Gorse will be removed an area will be left as sand. Board agreed to monitor this to see if any learning can be shared to assist with the management of the gorse. CH suggested we ask new Chairman of Dunes Trust Dr Steven Worth to come along and speak at one of our meetings.	
4	Communication social media	
	Social media has been quiet this month. Several positive comments re motorhome stopover on Google.	
5	Finance	
5.1	Treasurer's report Edited for confidentiality	
5.2	Treasurer – ongoing	
5.3	Motorhome Income Booking October 2024 79 bookings 104 nights	
6	Land/Sales/Leases	
6.1	Edited for confidentiality	FA/CH/CL
6.2	Edited for confidentiality	
6.3	Local Place Plan Draft presentation by Collective Architecture to the village was well received with just under 40 residents in attendance. Next steps will be reported to be shared with Local Councillors and F&KCC prior to submission to Moray Council in draft.	
6.4	Edited for confidentiality	

7	Motorhome, Car Park and Toilet Maintenance Report	
7.1	Height Barrier is fully repaired – no invoice received to date. Quotes to be obtained for installation of speed bump before the height barrier to hopefully slow vehicles.	
7.2	FA shared with the Board maintenance list to be carried out over the winter/spring. CL will attach to minutes	FA/CL
7.3	Motorhome – weeding needs to be carried out. CH asked if we should move forward to installing the shower at the North Toilet Block. This would also be a disabled toilet facility. CL will look into how to manage access. Will speak with Pentagull to ask if this can be added to booking platform for motorhomes, this would require provision of a code. For disabled toilet access suggestion to use RADAR key which is uk standard	CL
7.3	New Service provider – ongoing	
8	Armstrong Garages	
	The Coastal Rowers have moved in the garage (previously 4 garage group). They have carried out repair work to skylights and have painted the garage doors – looking very smart. They have also installed a battery-operated light, which has its own fuse board, battery is removed when not in use. They are looking at installing a solar panel. CL to ask Rowers for code for lock box so access is available when required. Currently water needs to be turned on and off at the toby, CL has a tap which Rowers advised they will fit. NE sent suggested dates to Scottish Water to come and review drains.	CL
9	Membership Report 235: members 183 (77.87%) associate 51 (21.70%) and junior 1 Two new members not included in numbers above	
10	Findhorn Path – general ongoing maintenance/weeding	
11	Projects	
11.1	Trip Lines – ongoing	
11.3	Church – ongoing	
11.4	Allotment/Trees – ongoing CL raised that during Local Place Plan and at the Autumn Gathering residents were asking what was happening with the allotments as they would like to have an area to grow vegetables etc. NE will write a paragraph re allotments and where we are at the moment. To be highlighted at AGM.	NE
11.5	Handrail at Baron House land has been completed. CL spoke with Ed Bichen re issue raised about steps being muddy. Following inspection Ed advised that nothing needs to be done. If there is a need for some infill, he advised he has some material that came from the works behind Bakehouse that could be used.	
12	General Board	
12.1	Policy and Procedures – CL to send approved policies to EA for uploading to website	CL/EA
12.2	Boats at Slip – monitoring	CL/DW

12.3	AGM – 10 th December 2024 CL will draft an AGM save the date and call for new Directors and a Treasurer. EA will then put out on MailChimp	CL
12.4	Community Land Scotland – Networking Learning – TFVCC are hosting on 04 December 11 – 1530. CL asked for volunteers to support walk around of village – FA and DW confirmed others to advise. CL will draft a short presentation on what TFVCC is and has done since purchasing the land – identifying what has gone well and what hasn't. Community Land Scotland will be providing Lunch and covering cost of FVC.	ALL
13	AOCB	
13.1	SR Findhorn Residents Association AGM is on 29 th November at the JMI 7pm?	
13.2	SR advised footpath sign at track up to Bundon is ongoing. Board agreed this should be a F&KCC issue not FRA or TFVCC. SR will contact F&KCC	SR
13.3	CH – Ade will be asked to clear the samplings/tress at the point.	CH
13.4	CH reported that resident has put gravel all the way to the pavement. CH had previous ask that this was kept clear, and gravel is not suitable to those with mobility issues. To be reviewed.	CH
13.5	CL and CH meet with Ecovillage and Collective Architecture to share Local Place Plan drafts. Lots of similarities. Edited for confidentiality	CL/CH
13.6	V Edited for confidentiality	CL
	Date of Next Meeting – Monday 02 DECEMBER 2024	
	Minutes Proposed by SR	
	Minutes Seconded by FA	
	Chairman Christine Hunt MBe	

NO TREASURER REPORT AVAILABLE OCTOBER 2024.

1	Fences Check and replace as required	Ade	
2	Ongoing repair of potholes in car park and Dunes Track	Ade	
3.	Review of Dunes Track Keith Blue topping – identify areas	Aaron	
4.	Ramp/Speed Bump 3-4 meters in front of height barrier West Car Park	Aaron	
5	Keith Blue topping at payment barrier	Aaron –	

	CL noted camber is wrong and she has raised this		
6	Cutting back vegetation from fences		
7	Weed killer in motorhome area - especially the grey hard stands		
8	Post and Lock at gate heading to beach huts	Aaron	
9	Tap outside south toilet block to be replaced	Jason	Jason aware
10	Tap in gents north toilet block to be replaced	Jason	
11	Increase flow of flush in toilets	Jason	Jason Aware
12	Notice to be put on south toilet block doors to advise winter closure		Completed
13	Concrete bund at south toilet block Action need to make more visible and/or remove		
14	Toilets – general review of decoration and paint as required		
15	New doors in toilet cubicles north block		
16	Weeding around the inside of the waste bin area at motorhome stopover		
17	Disabled parking signs	Jason	Jason has ordered poles and will put signs up
18	Additional speed bump signs to be located at speed bumps		CL will order four signs