

## Fernaig Community Trust

### Minutes of Meeting 10<sup>th</sup> May 2022, Achmore Hall

**Present:** Colin McAndrew, Georgie Grimson, Martin Irving, Roddy MacPherson, and Duncan Gibson

**Apologies:** Lizzie Bird, Neil MacRae (received after meeting)

#### *Action*

<p><b>1. Welcome &amp; Apologies</b></p> <p>Colin welcomed everyone to the meeting and apologies noted. It was also noted that there was no April meeting.</p>	
<p><b>2. Minutes of Meeting 8<sup>th</sup> March 2022 and note of Open Meeting 3 March.</b></p> <p>Proposed by Martin, seconded by Georgie and unanimously agreed.</p> <p>Note of Open Meeting accepted without changes. Lizzie would be asked to circulate notes of Open Meeting to those who had attended (non-Directors) including those who provided apologies.</p> <p><b>Matters Arising</b></p> <p>Roddy had further investigated options for future development of an 'Archimedes Screw' hydro power installation on the river and received professional advice from a company active in this area. This revealed a number of constraints, principally cost which was estimated at approaching half a million pounds. Roddy was thanked for his work and would circulate a report he had received.</p> <p>There was also discussion on the need to find ways to improve community communications and this will be further explored. In the short term the monthly note to the community council minutes will be expanded as that is widely distributed. It was hoped that the revived website could have a role.</p>	<p><i>Lizzie / Colin</i></p>
<p><b>3. Finance</b></p> <p>Georgie reported on monthly finances for March and for April.</p> <p><b>March</b></p> <p>Income - £145 Office rents, £416.69, Field rents. Total £561.69</p> <p>Expenditure - £490.54 Insurance</p> <p>Balance - £7135.01</p> <p><b>April</b></p> <p>Income - £385, Office rents £145, £240 Smallholding rents</p> <p>Expenditure - £159.42</p> <p>Balance.- £7260.59</p> <p>Georgie also reported that she had received the audited accounts and sent them on to Companies House and OSCR.</p>	<p><i>Georgie</i></p>

<p>Also noted is the steep increase in electricity costs, mainly due to new standing charge of just over £1 daily. Georgie had tried to query and will try again.</p>	
<p><b>4. Next Steps with Office etc</b></p> <p>Noted that the Open Meeting had been useful but inconclusive. It was agreed that progress was needed now as time was passing. After discussion it was decided not to proceed with an independent valuation as could lead to various complications, but to accept the sale figure and reasoning supplied by FLS.</p> <p>After going over all the pros and cons again, it was agreed to proceed to accept FLS's offer of £60,000 as set out in a letter of 7 December. <b>This decision was a unanimous one by the Directors present</b> and details would be finalised at the next meeting.</p> <p>Investigations will take place to secure alternative storage accommodation for those affected.</p> <p>It was agreed to inform attendees at the open meeting of this decision.</p> <p><b>Trust Membership</b></p> <p>Discussion took place on finding a solution to the long-running question of Trust Membership. It was noted that legally Directors have considerable discretion on this topic, subject AGM approval and amendment to Articles of Association.</p> <p>Directors propose that Membership will be:</p> <ul style="list-style-type: none"> <li>• Automatic as a result of a rental or lease agreement with a tenant (office, smallholdings, allotments). These being the 'active' Trust individuals in the community.</li> <li>• Directors on election (this confirmed on OSCR website – "Directors or Trustees are Members")</li> <li>• A 'community membership' would be available to anyone else in the community who wishes it. (How this will be organised to be elaborated)</li> <li>• A 'legacy' member to anyone who took up Life Membership some years ago</li> <li>• There will be no annual fee and a register created.</li> <li>• Voting rights are restricted to categories above.</li> <li>• This comes into immediate effect but will require to be ratified at the next AGM</li> </ul> <p>This it was agreed was a realistic and workable solution.</p>	<p style="text-align: center;"><i>All</i></p> <p style="text-align: center;"><i>All/Lizzie</i></p>
<p><b>5. Land issues</b></p> <p>It was agreed to go ahead with an 'Annual Review' of Trust land with a view to identifying urgent repairs or actions needed; longer term desirable actions to inform a workplan; and options for development or improvement (such as a pond, more tree planting). Particular attention would be paid to fencing needs.</p>	<p style="text-align: center;"><i>All</i></p>

<p>The review will be carried out by a Directors' walkabout on <b>Sunday 5 June at 2pm</b>. Tenants who are not Directors would be notified. This may be extended over the following weekend if needed.</p> <p>When next replacement fencing takes place, a skip should be hired to remove old wire/posts and the opportunity taken to gather in the same from various locations.</p>	
<p><b>6. Footpath</b></p> <p>Plans for weed treatment were discussed and agreed. Martin will source suitable herbicide and Duncan will construct a 1m wide 'sledge' to contain spread behind quad bike / tank. The path will be advertised as closed for a day and bee owners advised. Date to be fixed at next meeting.</p> <p>A workparty afternoon would also be useful to deal with brambles, unwanted tree seedlings etc. To be organised.</p>	<p><i>All</i></p> <p><i>Martin / Duncan</i></p>
<p><b>7. Allotments</b></p> <p>It was noted that a further plot had been requested and granted. The uptake of allotments is now higher than for several years which is encouraging and work is taking place on most.</p> <p>The review of land will include investigating how a water supply might be achieved by tapping into the small burn at the top of the field.</p> <p>Georgie introduced the subject of a rent review, which had not taken place since the allotments were formed despite a 3-year clause in leases. This was agreed and will be an agenda item at the next meeting. It was also agreed to involve the plot holders in the process, perhaps by holding a meeting when any other allotment issues can be raised.</p>	<p><i>All</i></p> <p><i>Georgie/Colin</i></p>
<p><b>7. AOB</b></p> <p>There was no other business, Colin thanked all for attending the and the meeting closed at 9.25.</p>	

**Date of next meeting:**

**14<sup>th</sup> June 2022 7.30pm, Achmore Hall**