

THE FINDHORN VILLAGE CONSERVATION COMPANY
DIRECTORS MEETING ON MONDAY 05 MARCH 2018

PRESENT

Frank Allan (FA), Jo Harris (JH), Nicole Edmonds (NE) Neil Robertson (NR) Sam Russell (SR) Marjory Barber (MB), Peter Hall (PH), Sarah Theman (ST), Donald Watson (DW) Cathy Low (CL) (minute secretary)

APOLOGIES: Mo Hyde (MH), Christine Hunt (CH)

	Cathy Low officially co-opted to Board – Proposed by JH and Seconded by DW. All in favour.	Action By
1	DECLARATION OF INTEREST – NONE	
2	MINUTES OF LAST MEETING Proposed: NR Seconded: ST	
2.1	Action list updated	
3	MATTERS ARISING NOT ON AGENDA – TFVCC won the Village Quiz, therefore will host in 2019. Findhorn Conservation Company 2018 to be engraved on shield.	FA
3.1	Volume of email has increased, and it is difficult to keep up with. Also decisions made at Board then changed via email. Decisions need to be made at Board meeting not via emails, accepting that there will be exceptional circumstances when decisions need to be made between board meetings. Timescale for reply to be stated on email. All board members to continue having access to Gmail. Sub groups of Directors need to be empowered to make decisions and then report back to the board. A reminded that all meetings must be attended by at least two Directors. Agenda item for next meeting to discuss what day to day tasks Development Officer can take on board.	JH
3.2	Minutes for October, November and December 2017 ready to be uploaded to website.	NR
3.3	FA had an informal meeting with an associate member.. He is very interested in what is happening with TFVCC around Armstrong Garages and Carlen (caravan site). Also requested copy of TFVCC map. It was raised that the Board had previously agreed that the map was not to be issued, only available to view at FVC. Agenda item for next meeting – Members access to map.	JH
3.4	Tennis Club – AGM of Bowling Club, raising awareness that what will happen if the Bowling Club does not continue what will happen to the land, would it revert back to Novar. PH advised that the agreement during sale was that any land discovered that was still in their position not identified within the area would revert to TFVCC	
3.5	No contact from paddock owner – no action until contact received	
4	Correspondence	
4.1	Request received from Community Land Scotland to have a link to TFVCC web site – approved. They are writing an article on TFVCC for their website.	
4.2	Email from lady asking about loan and garages waiting list. JH to respond with loan agreement and advise there is a garage available.	JH
4.3	TFVCC will meet with owner of 130 in May, owner also noted she was unsure of her land boundaries. FA was also contacted by police asking about issue. ST to add to neighbour issue policy that TFVCC will deal with issues only if notified in writing.	ST
4.4	Notification from Water Board are decommissioning two of the green tanks one at the North Toilet Block and the other at the blocks on way to	

	chalets. As they are non-compliant and require to be replaced. DW to contact Water Board to arrange time to meet with DW, NE and PH if no issues have Board authority to make decision.	DW
4.5	Invitation to Planning for Real Action Plan launch event Wednesday 21 March 2018 at FVC.	
4.6	Reminder - Moray Development Plan consultation date on Thursday 8 March 2 – 6pm	
5	Finance	
5.1	Treasurer's Report TFVCC annual accounts are available on TFVCC website	
5.2	Loan agreement to be sent out to all lenders. CL to draft letter to lenders to advise that TFVCC has raised more money than initially required asking if lenders are happy to continue with five-year loan.	CL
5.3	Issue raised with depositing a donation in the FVCC post box in the FVC. FA checked the mail box and donation was there, donor has been advised and thanked. Query re the security of TFVCC mail box. Notification to be placed on TFVCC post box in FVC stating No Cash, cash donations/loans to be dropped off to JH at 175 Findhorn.	JH
5.4	Insurance for Land and Garages. FA contacted Zurich re increasing valuation of garages to £200K, increases insurance premium. NR to pay invoice. £500 from SLF. Money for this has already been paid by SLF and they will be notified of insurance cost. SFL may claim back this underspend. FVCC to claim from HIE invoice paid to Risk Assessor cost plus cost of work from Ledingham and Chalmers. Once total for two invoices is determined then submit claim and evidence of payment to HIE. Payment must be paid and claimed from HIE by 31st March 2018. Any suggestions on how the underspend could be used must be submitted to JH and completed by end of March 2018. PH and JH to call SLF and HIE to confirm funding end date for Development Officer.	NR PH/JH
6	Armstrong Garages	
6.1	NR compiled lease document – board approved Will require photographic record of garages as part of lease agreement, DW to take photographs. Lease agreements and direct debit form to go out notifying of garage number.	DW CH
6.2	FA thanked the directors and volunteers for helping with the clearing. Particularly DW. FA has purchased key fobs and has extra keys cut (2 keys per garage). DW currently has keys. Gutter clearing is a priority at back of garages where there is limited access due to overgrowth. Garage 6 door is broken and has a dangerous piece of metal, needs to be removed as soon as possible. Area at back of garages needs to be cleared, quote from Ed Bichen for clearing. This is to be passed onto CH for Garage sub group.	
6.3	CH to be contacted to update on progress and to request.	
6.4	Note to all sub-groups – minutes of all sub-group meetings should be taken and report brought to Board.	
7	Land Sale/Lease	

7.2	NE, MB and DW met with property owner. It was a good meeting and owner is reviewing plot and purchase and will come back to us. No specific value was given but approximation based on pro rata value of plots at Sylvan Heath was muted.	
7.3	Letter received from seller's solicitor for No 62 request for deed of servitude for land in front of No 62 Findhorn for pedestrian, vehicular and services access. FA to contact to ask why requesting deed of servitude when not previously required.	FA
7.4	JH to contact Heritage/Moray Council /Residents in April re annual payments	JH
7.5	Meeting with Moray Council re roads and signs. TFVCC can remove the 'no overnight parking' signs. New signs same size as existing can use existing posts. Previous planning permission was for overnight parking was car parking at end of beach road. JH to check if mobile home parking overnight needs planning permissions for car park off boat yard road. CH has sent text for parking meter board. Cars/motorsbikes £1. Caravans and Motor Homes, overnight designated bays marked bays £10. Thank you for your contributions all proceeds will help improve Findhorn. TFVCC is registered charity	JH
	The Post Office have already advised they are willing to take payments for overnight parking. Suggested to have envelopes available (as they have in Lewis) for money for overnight parking that can be dropped off at Post Office. Also potential of using paypal in the future.	
	Letter to go to Findhorn Residents Ass and Community Council to advise of parking meters. MB to draft letter	MB
	CH authorised to purchase of parking meter. JH to advice CH.	JH/CH
8	Land Management	
8.1	David Urquhart Pathway Sub Group has met. FA spoken to Chieftain of Piping Hot. Eight bottles of malt have been donated so far. Raffle is being organised – quote for printing of raffle tickets. Application for Awards for all for £10K applied for.	
8.2	130 – house is changing hands need to check title deeds. Obstruction at 130 causing access issues to 131. Neighbours being affected need to raise this in writing to TFVCC as per policy.	
9	Membership – no update Data Protection legal updates – MH looking at this and to report back to Board at next meeting to confirm we are meeting the 12 steps.	MH
10	Crown Estates – no report	
11	Fundraising	
11.1	Pub Quiz raised £264. MB wrote and thanked the Crown and Anchor for hosting quiz and Walkers for their hamper.	
12	AOCB	
12.1	Advertising for Development Officer. PH has put on Facebook. Also Land Scotland has shared it on Facebook. JH to check other outlets for advert. ST to put on Indeed. CL to speak to recruitment agency to ask if they would advertise for TFVCC.	PH/ST/CL
12.2	Junior members application forms and criteria not on web site. Criteria for junior members are in the articles. Details of Junior Members are in articles. JH to speak to MH re form and NR to load onto web site	JH/MH/NR
12,3	Area in front of rowers shed has had additional top soil delivered, it will	

	be grassed over.	
12.2	Car passing places are being used as car parking, blocking access. Also the dog mess is still a serious problem. Sign needed to say no parking.	
12.3	Reminder to complete return for Companies House. JH has completed for OSCR.	
	Date of Next Meeting – Monday 9 April 2018, 7pm	
	Minutes Proposed by	
	Minutes Seconded by	
	Chairman	