

THE FINDHORN VILLAGE CONSERVATION COMPANY
DIRECTORS MEETING ON 07 MAY MONDAY 2018

PRESENT

Frank Allan (FA), Jo Harris (JH), Christine Hunt (CH), Neil Robertson (NR), Sarah Theman (ST), Sam Russell (SR), Marjory Barber (MB), Donald Watson (DW), Cathy Low (CL) (minute secretary)

APOLOGIES: Peter Hall (PH), Mo Hyde (MH), Nicole Edmonds (NE)

	<p>FA welcomed David MacLean (DMcL), Armstrong Garages Develop Officer. Board Members introduced themselves. Contract signed between Tfvcc and David MacLean.</p> <p>David is working on a contract bases, approx. 20 hours a week for two years.</p>	Action By
1.	<p>ARMSTRONG GARAGES</p> <p>Seven out of eight serviceable garages have been let. Tfvcc has been approached to lease the eighth garage for four to six months. Board agreed to offer for six months lease.</p> <p>Advert for garages to be placed in Forres Gazette. Applicant no longer wishes to lease a garage. Repairs to the large garage, roof repair to make wind and water tight and area in front to be cleared before increase in monthly rent. Large garage has been leased and paid one-year rental up front. There has been no reply from one previous occupier of garage. NR advised rent by Standing Order has been received. CH/DMcL will continue to try and contact. Two garages have been paid upfront rental for year. The area behind the garages is in need of clearing to provide access for work. Also looks very untidy. Contractor has provided a quote of £400 for clearing area at rear and levelling land in front of garages to the east. CH suggested contacting Moray Council Community Workers to clear this area and generally tidy up.</p> <p>Priorities of Work for DMcL to start with</p> <ol style="list-style-type: none"> 1. Clear area behind garages 2. Level ground in front of garages 3. Investigate how best to provide a secure division between garages as people are concerned about security when storing goods. 4. Four of the garage doors have issues and require a lot of work to make serviceable. They have not been marketed. <p>We need to keep two garages free for when we renovate other garages to provide storage for existing rentals.</p> <p>DMcL to check match funding option with HIE that has already been agreed</p> <p>Rates – JH has spoken with Moray Council, who are advising Tfvcc needs to pay rates. JH has applied for charitable and small business relief.</p> <p>Business Stream (water rates) bills still being received. CH advised you need to keep contacting them to arrange exception.</p> <p>Garage Sub Group – CH, NE, ST and MH FA congratulated the Garage Sub Group for the progress with the Garages.</p>	<p>CH/DMcL</p> <p>CH/DMcL</p> <p>CH/DMcL</p> <p>CH/DMcL</p> <p>DMcL</p> <p>JH/DMcL</p> <p>JH/DMcL</p> <p>JH/CH/DMcL</p> <p>NR/DMcL</p>

	<p>DMcL will base himself one day a week at the Findhorn Village Centre, probably a Tuesday. Start date will be Tuesday 15 May 2018. JH will meet DMcL to go over files. CH will also meet with DMcL to provide status report on Garages.</p> <p>NR advised there were some outstanding payments for the garages. NR to work with DMcL to review recording process and hand over to DMcL.</p> <p>DMcL to review the feasibility study and options appraisal and report back to the board on way forward. The initial sum of money in business plan is for repairs.</p> <p>Event planned for DU path raffle draw – date to be advised.</p> <p>DMcL left the meeting.</p>	
1	MINUTES OF LAST MEETING Proposed: JH Seconded: DW	
2.1	<p>Action list updated Action list is stored on Google drive – actions were updated ‘live’ at meeting. NR suggested the action list should be one sheet rather than monthly sheets. CL to amend for next meeting.</p>	CL
3	MATTERS ARISING NOT ON AGENDA	
3.1	CL to send edited minutes to ST to upload onto web site.	CL/ST
3.2	Re10 All policy and procedures to be reviewed and version controlled, this will be scheduled to be completed after the AGM.	ALL
3.3	<p>Re.12.5 Car Parking at the Ice House – NE check deeds. CH has checked original deeds and show four spaces on owners land. No4 parking should be along the top, parallel to the bay. Would be beneficial to have a ‘friendly’ lawyer to look over deeds – if any Board members know off one. Area previously mapped and documented - data base/map may have details. JH to bring to FVC to view on computer CL/CH to review</p>	JH/CL/CH
4	Correspondence	
4.1	Water Board – new map of pumping stations. DW has reviewed. JH to confirm all OK	JH
4.2	Sylvan Heath plot – owner wants to negotiate on price and size of plot. JH an NE to write letter to invite him to meet with FA and NE to discuss price/plot size. Price to be based on reduced size of plot pro rata. Owner to pay all survey and legal costs.	JH/NE FA/NE
4.3	Moray Gig enquiring on progress from TFVCC re potential land for building of shed at RFYC south dinghy park. JH to email gig contact to advise he needs to discuss with RFYC and come to the Board with proposal. The Board is happy to meet with RFYC and Moray Gig to progress. Moray Council may have a concern about the flora and fauna in the area surrounding the RFYC south dinghy park – to be monitored.	JH
4.4	Request - asking for permission to use the brazier at the ‘allotments’ that is on TFVCC land. Board OK with this but hold no responsibility. She must notify neighbours. JH to contact.	JH
4.5	<p>Enquiry - who is responsible for the maintenance of the lands. What is suitable surface. TFVCC need to set standard recommendations for surface. In the meantime, to be advised no tarmac or concrete and to advise the Board what surface is being put down.</p> <p>There is an issue at the Bakehouse where the concrete slabs are broken and causing a trip hazard. SR to speak with Moray Council Conservation Officer for advice.</p>	JH/NE SR
5	Finance	
	Treasurer’s Report	

	TFVCC annual accounts are available on TFVCC website Leases back from Heritage/Moray Council and Findhorn Residents Association.	
6	Parking	
6.1	Secure box cost – awaiting update one from Rennie Fabrication and AJ Construction – DW and FA to chase up FA will call AJ Construction for cost of box -	DW/FA
6.2	Sign – CH has provided wording for car park sign. Graphics Signs, Elgin. CH to get mock up. The 'NO' on No Overnight Parking signs to be covered up. The goal is to have all in place by end of May 2018.	
6.4	There will be a debrief from the students following their parking consultation sessions – Tuesday 8 May at 11am.	ALL
7	Land Sales/Leases	
7.1	Covered at last month's meeting	
7.2	Meeting with representatives from Moray Council Development Plan. They were very supportive and did not think there would be a problem with the Development Plan. Recommended that we direct people to the designated location for camper vans/motorhomes. There is potential funding for improvement to the back-beach road, could we tie in with coastal trails for funding.	
7.3	TFVCC continues to take steps to resolve land dispute with Calren Ltd. Letters have been delivered / posted to relevant caravan and chalet owners, informing them of the on-going land dispute.	FA/MB/CL
7.4	Toilet Block in West Car Park – Community Asset Transfer – CL has noted an informal notice of interest. CH and CL to complete official notice of interest form on Moray Council web site.	CL/CH
8	AGM – 20 June 2018, James Milne Institute. Notification to go out by 6 June 2018. NR arranging accounts. Three directors to step down, all wishing to stand for re-election. FA asked if all Board members wish to stay on the Board. DMcL to attend and give a brief presentation. JH to contact NE, MH and PH to ask if they wish to continue. JH to write to Findhorn Residents Association (FRA) to ask if their nominated representative SR will continue.	DMcL JH
8.1	FA will put slides together for AGM to show what we have done.	FA
8.2	Newsletter to remember – on hold until after AGM	
9	Membership Report – no update	
10	David Urquhart Path Each Board member issues with 10 raffle books. Berry Burn application submitted Sub Group to discuss sales points for raffle tickets. SR to ask FRA on behalf of TFVCC if raffle can be sold at Findhorn Fair FA to provide details of whisky to put on web site.	FA

	All money to go to FA and then will be accounted by NR	
11	AOCBC	
11.1	No 62 – FA getting back to Leasingham and Chalmers (L&C) re price for rights of servitude. Standard rate is £250, FA to advise L&C.	FA
11.2	It was raised that there is dumping of rubbish at No110. It has expanded to stones etc. They are swilling out buckets. It is being used as a building site store, also blocking path. Letter to go to contractor and property owner to advise site needs tidied up. JH and MB to compose letter.	JH/MB
11.3	Cost of replacing hatch at observation post - £600. Needs to be put on hold at the moment due to cash flow.	
11.4	Crown Estates – to apply on 01 June 2018 for management agreement – CH	CH
11.5	Mercat Cross land is not marked on the map as TFVCC. Crown and Anchor want to put seat there. CH to advise they need to write into TFVCC.	CH
11.6	Land behind No36 has been dug out and patio laid. This could limit access for wheelchairs and pushchairs. Board Members to have look before next meeting.	ALL
11.7	Moray Council have offer TFVCC sleepers for free. DW to organise collection.	DW
11.8	Contractor quote for back beach road – estimated £8,600 per week – SR to check on how long it would take	SR
11.9	FRA – will cut the grass in front of boat at grass area on front.	SR
11.10	Still need volunteer to take minutes at AGM as CL is away.	ALL
	Date of Next Meeting – Monday 04 June 2018, 7pm	
	Minutes Proposed by	
	Minutes Seconded by	
	Chairman	