

THE FINDHORN VILLAGE CONSERVATION COMPANY
DIRECTORS MEETING 4TH FEBRUARY

<p>PRESENT: Frank Allan (FA) Marjory Barber (MB) Nicole Edmonds (NE) Christine Hunt (CH) Sarah Theman(ST) Neil Robertson (NR) Sam Russell (SR) Donald Watson (DW) , Cathy Low (CL) Hazel Allen (HA) of Athena Solutions.</p>	<p><u>Action By:</u></p>
<p>APOLOGIES: Jo Harris</p> <p>1. DECLARATION OF INTEREST -None</p> <p>2. MINUTES OF LAST MEETING Approved Proposed by ST and seconded by SR</p> <p>3.MATTERS ARISING</p> <p>3.1 Log Update -directors ,prior to Board meeting please update actions from previous meeting on Google</p> <p>3.2 Development Officer has presented his final Invoice.</p> <p>3.3 Company logo in hand</p> <p>Moray Local Development Plan representation to be submitted by 31st March.</p> <p>3.4 JMI booked for AGM</p> <p>3.5 Work has started on the pumping station</p> <p>3.6 Address of Resident to be sent to Secretary</p> <p>4. CORRESPONDENCE-</p> <p>5. FINANCE</p> <p><i>TFVCC annual accounts are available on TFVCC website</i></p> <p>6. CAR PARKS</p> <p>6.1 Car Parking revenue</p> <p>6.2 Collection duties in place</p> <p>6.3 FA reported that the Community Payback group had started work on replacing posts and fencing. Also need to organise improving areas under the benches and holes in the car park road as there are many potholes. CH reported that north toilet block is leaking. Moray Council to be informed.</p> <p>7. LAND/SALES /LEASES</p> <p>7.1 Sylvan Heath owner to be informed that following receipt of the map/survey that the situation regarding his land has changed.</p> <p>7.2 Update from owner of 110a. The contractor is aware of the Company land used by him as a storage area is to be re-instated to its previous state. No timescale indicated. As a donation will be given for the land use the owner has requested that a list of company projects be sent to her.</p> <p>7.3 Calren</p> <p>TFVCC continues to work towards a resolution to this boundary dispute</p> <p>7.4 Fire gaps -the amended letter has been prepared prior to NE and DW making</p>	<p><u>NR</u></p> <p><u>CL</u></p> <p><u>MB</u></p> <p><u>SR</u></p> <p><u>CH NR</u></p>

<p>contact with the affected owners. 8 properties are affected. A disclaimer is required if owners do not wish the gorse adjacent to their property to be removed. To be made clear that the gorse has to be 10 metres from the residence not the property. A donation to cover removal will be requested. One owner at Fyrish Road has, at her expense, removed the gorse.</p>	<p><u>CH</u></p>
<p>7.5 Slipway-After discussion on the previous decision to lease a part of the foreshore to Resident for use as a slipway, it was agreed to proceed with a lease arrangement for 20 years.</p>	<p><u>CL</u></p>
<p>7.6 FA and CL met with Mediator who reported on the progress to date on the Wildfowling in Findhorn Bay. It is planned to introduce a bye law based on permits. Scottish Natural Heritage, SACS and BACS involved. It is hoped that there will be a community engagement before April, hopefully a bye law by April/May,taken to Moray Council June /July and the Scottish Government by December. It was mooted that TFVCC may perhaps be a suitable employer of the warden. Funding is being sought for a 3 year post.</p>	<p><u>CL</u></p>
<p>7.8 Back Beach Road-SR has, as yet, not had contact from contractor -To follow up. In order to deter high vehicles gaining access to the Beach Road, it was agreed that FA source costs for a restricted height barrier. This could be installed at the south end of the road after the housing.</p>	<p><u>CL</u></p>
<p>7.9 35 Findhorn-As the revised plan is not much different to the previous plan, another objection will be made by the Company. SR CL</p>	<p><u>CL</u></p>
<p>7.10 Meeting with Owner,130 Findhorn not yet arranged.</p>	<p><u>DW NE</u></p>
<p>8. ARMSTRONG GARAGES</p>	
<p>Athena Solutions was welcomed to the meeting. There was discussion on the way forward with the second stage of the Garages' development. The funding for this stage has to be spent by end of March 2020. Options discussed were: a unit with a community hub /fitness studio /Company office / workshop/housing units /possible social housing development/ short stay accommodation for the elderly i.e. step up step down/social housing. Athena Solutions advised that a Housing option, in her experience, was problematic. 12 houses at least would be required to make the project financially viable,a housing needs assessment required and there can be a problem obtaining funding. Her opinion was that multi use would be a better use of the space. There are new funding opportunities for communities. HA will consult with her team on these ideas and find out how this could be resourced. HA will thereafter bring a proposal with costs to the Board for approval. Hazel was thanked for attending the meeting.</p>	<p><u>CL</u></p>
<p>CH, of the Working Group, reported that HIE has intimated that it would be open to appoint an alternative company to provide DO services subject to a proposal and costs. The SLF will also have to give approval. The WG is working with Athena Solutions who produced the Options Appraisal and Business Plan. In preparation for work on 3 of the 4 remaining garages, Architect has been asked to assist with the immediate technical work in preparing a planning permission, building warrant and repairs. A quote from Scottish Hydro Electric to carry out and installing full supply to Garage site was received. A retrospective funding application can be made to SHE for this cost. Another quote for limited work was rejected. Water and sewage availability has been established. NE expressed her concern with the functionality of the WG and the feasibility of the current construction budget which was announced. Although the WG would like to</p>	<p><u>FA</u></p> <p><u>SR CL</u></p> <p><u>CL</u></p>

proceed as quickly as possible to carry out the repairs, it was agreed that CL and CH would liaise on the costs/timings of the project and share this information with the treasurer, NR, before proceeding. SR to check with Moray Council if cement flooring can be installed prior to a building warrant being granted.

9. MEMBERSHIP REPORT

CL to email membership secretary to establish membership details.

10. DAVID URQUHART PATH

The pathway Committee reported that it now has approx 60% of the pathway costs in place.

11. MORAY COUNCIL

CL to make a CAT expression of interest on the north toilet.

12. GENERAL BOARD

FA gave report on F & K CC monthly meeting. Several points had been raised by a member of the public. Points raised were -a) name of the Caravan Site on our monthly newsletter, b) boundary dispute with FVCC, c) how FVCC we're not managing the litter problem and d) questioned use of the west car parking area.

DW requested that 2 steel tubes pipes found in the Garages can be used for information signage on angling in the Bay. Agreed

Village Quiz- FA reported that Caterer has been appointed. Surplus funds from the social occasion at garage site will cover costs. Member has compiled questions. Revised poster for information to be on PO board.

ST has put minutes on website -compiled by FA. ST and NR will compile from Sept to November and December to January respectively.

Community Land Scotland invoice to be settled. NR

funding officer of SLF, has contacted FA re progress on Calern dispute.

Valentines Disco of 1980's in JMI with proceeds to TFVCC

CL CH NR

CL

13. FUNDRAISING

NE offered to teach a Full Monty routine as a fundraiser.

14. AOCB

ST- Reported on Mail Chimp which would facilitate communication with our members.

DW. Wild Things -There is to be a Hog Weed control day. Volunteers required. As directors are required to stand down after a 9 year period of office DW intends to stand down at the AGM

CL requested that when directors open emails on the Company email that they mark as unread.

FA suggested that the Village Quiz change the rules so that the winning team does not always organise the next event.

CL

NEXT MEETING

Monday 4th March at 7pm in FVC

DW

Note: Membership Secretary has sent the secretary the membership details. The electoral role to be checked to verify one death and 2 who have left the country.

**Membership stands at 168
Associate members 41**

CL

NR ST
NR

NE

Signed

Position

Date