

**THE FINDHORN VILLAGE CONSERVATION COMPANY**  
**DIRECTORS MEETING ON 11 JANUARY 2021 (ELECTRONIC)**

**PRESENT**

Christine Hunt (CH), Cathy Low (CL), Sam Russell (SR), Sarah Theman (ST), Nicole Edmonds (NE), Bryan Parsons (BP), Donald Watson (DW)

**APOLOGIES**

Marjory Barber (MB)

		Action By
1.	Declaration of Interest None	
2.	<b>MINUTES OF LAST MEETING</b>	
2.1	Approved. Proposed SR Seconded NE	
3	<b>MATTERS ARISING</b>	
3.1	3.2 White paint for car park road signage - ongoing	
	3.6 Property owner, boundary TBC – ongoing (no action required by Board at this time until information provided by LL)	
	3.8 Spreadsheet of Garage working group financial status to be prepared prior to loan repayments - ongoing	
	3.13 Risk Assessment. Director to liaise with member of working group - ongoing	
	3.14 Findhorn Hinterland Trust Review & report to Board- ongoing	
	4.2 Car Park Working Group member to be invited to group - ongoing	
	6.5 Beach Huts – Foundations installed within site boundary. Letter to be sent to land owner reminding of hut owner's responsibility of financial contribution towards upkeep of boardwalks and steps as per title deeds Request Risk Assessment and Method statements for work on site - Ongoing	
4	<b>CORRESPONDENCE</b>	
4.1.1	13/12/2020 – Property owner - Bakehouse Lane – Agenda 6.4	
4.1.2	14/12/2020 – Resident/Owner - Bakehouse Lane – Agenda 6.4	
4.1.3	17/12/2020 - Member - Damage to entrance to garages by suppliers for works at Larkholme. Director and owner of land near garage entrance made good damaged land. Gravel used in garage open space to remedy additional damage caused. Letter to be sent owners of Larkholme advising notification required as Company owns the road next door and advise Garage area not to be used by contractors/suppliers.	
4.1.4	21/12/2020 - Lion Television - Requesting info of upcoming Company projects for possible inclusion in TV production. Info sent	
4.1.5	22/12/2020 – DTAS – Invitation to member network meeting 27/01 1030 - 1400hrs. Volunteer required	
4.1.6	02/01/2021 - Treasurer - approval request. Approved	
4.1.7	04/01/2021 – Director – Boundary issue email – Agenda 6.1	
4.1.8	06/01/2021 – Director – FBLNR Management Committee – Agenda 13.4	
4.1.9	06/01/2021 – Member – Query re membership email – Replied email address on file is correct and Board aims to ratify draft AGM minutes at January meeting	
4.1.10	06/01/2021 – Resident – Regatta Shed lane – Agenda 6.5	
4.1.11	07/01/2021 – DTAS Board members network meeting 20/01 1500hrs	
4.1.12	08/01/2021 - Community Land Scotland – Handling conflict workshop 26&27/01 and 02&04/02 – booked space	
4.1.13	08/01/2021 – Resident – Reply received re lane – CH to email complainant. that depth of stones will be reduced when weather allows. To be added to March agenda to review if depth reduced	
4.1.14	11/01/2021 – tsiMoray – Invitation for online meeting for the formation of a climate assembly for Moray	
4.2	Facebook Website communications – both updated advising no overnight parking permitted during current Scottish Government Covid restrictions	
4.3	Approval of AGM 2020 Draft minutes for website – To be published following review by ST & NE	
5	<b>Treasurer's Report</b>	
5.1	No report received in time for meeting	
5.2	New Treasurer – Current Covid restrictions hindering ability to network and find replacement. CH preparing Member Newsletter which will include request for volunteer. Advert also to be placed in Findhorn Village Store	
6	<b>LAND/SALES/LEASES</b>	
6.1	<b>Boundary Issue 2</b> – Ongoing, slow progress	

6.2	<b>Boundary Issue 1</b> – Ongoing, slow progress	
6.4	<b>Bakehouse Lane</b> –Resident leading lane working group to progress research into possible solutions	
6.5	<b>Regatta Shed Lane</b> – Email received from resident re concerns over state of this lane and highlighting traffic issues including increased vehicular usage, HGVs, speeding, and near misses. CH shared information on Scottish Road Traffic Act in regards to unadopted roads. Preliminary reading of legislation suggests road owners not necessarily responsible for upkeep and houses with frontage to road are equally responsible. Number estimated at 12 houses on this road. Action – CH to send relevant Scottish Road Traffic Act to directors for their information/consideration Action – Email Resident requesting they contact house owners with frontage to lane and form a working group to gather potential solutions to proposal (same protocol as per Bakehouse Lane, TFVCC have no capacity to take on this issue and require pro-active resident participation)	
7	<b>CAR PARK WORKING GROUP</b>	
7.1	DW - 20 Tonne Type 1 sub-base delivered to bin area. Works temporarily on hold until weather allows. Awaiting fencing contractor to commence work on bin shed. Working group member to update electricity proposal information. Signage will be ready to collect 18/01/2021 from local supplier. Working Group meeting requested as soon as is possible.  CL - Email received from Working Group member re slabbing of bin area to improve manoeuvrability of bins. Questions over stand alone sewage system, free standing or sunken. Also ongoing query re available of capacity of Scottish Water mains sewage system. Planning permission submitted to Moray Council (MC) for height barriers, in order to restrict access to general car park area by motorhomes. Also submitted non-material variation to MC for existing permission in order to delay marking bays as we are waiting for MC to reconsider spacing specification. BP – Query re filling of potholes. DW advised this is ongoing maintenance to try and prevent potholes enlarging	
7.2	RTIF Application – At the recent RTIF meeting it became apparent that TFVCC had been omitted from crucial email communication re Scottish water sewage capacity. Thus information to be considered by working group. MC lead project officer was not present so there was not much new information. It is becoming clear that due to the other community projects involved in the joint bid for funding we might need to move the focus of this application from the West Beach Car Park project to the Back Road and Toilet Blocks projects	
7.3	Grant Funding Application - CH - TFVCC successful with application for HIE grant of £76,000 with TFVCC contribution at £10,000 which does not have to be cash element, can be time in lieu/donations of labour/materials etc. The grant application was extremely time limited with only 3 days given to prepare and submit application.	
8	<b>ARMSTRONG GARAGES</b>	
8.1	NE – Updated drawings received from Architect. Architect to be updated re amendments to parking area on site. Discussions ongoing between Architect and Structural Engineer. Due to revisions including addition of load bearing wall it is vital that evidence of flooring installed by contractor is forwarded to Structural Engineer. Action – NE review new drawings and advise Architect amendments to on-site parking area Action – CH to chase contractor for evidence to prove specification of flooring installed by him	
9	<b>TOILET BLOCKS</b>	
9.1	CAT – Due to Covid implications decided not to proceed with lease application. Continue with CAT application - ongoing	
10	<b>MEMBERSHIP</b>	
10.1	179 Members 58 Associate Members 1 Junior Member -1 from last month	
11	<b>DAVID URQUHART PATH</b>	
11.1	Sub Group Report – Final planting items outstanding due to inclement weather	

11.2	Plaque – ongoing	
13	<b>GENERAL BOARD</b>	
13.1	Piloting Land Rights 7 Responsibilities Framework Document – MB was working on this with Calum Macleod from Community Land Scotland. Meeting postponed by CLS, awaiting contact for reschedule. CL will pick up in mean time but due to the size of this document another Director may be required to assist.	
13.2	Risk Assessment review – ongoing	
13.3	Findhorn Bay Local Nature Reserve – MC are reviewing leases. Debate within MC as to whether they are required due to Land Reform Act implications. FBLNR challenging this claim, discussion between the two continue.	
14	<b>AOCB</b>	
	<p>CL – Work at North Shore Chalet continues. Previously reported damaged barrier has been replaced. Contractor has advised any damage to ground will be made good at completion of works. Owner to be advised of policy of TFVCC requesting donation to compensate for access/storage on company land. DW advised contractor is not sticking to hard surface access road and fragile soft ground is becoming compromised.</p> <p>Action – email owner donation request Action – photos required to record damage and restoration works</p> <p>ST – need volunteer to proof read edited minutes for website. CH offered if no one else can</p> <p>DW – Condition of allotment area utilised by resident. Site in poor condition, debris and arisings expanding informally marked area and encroaching on drying green. Also increasing amount of waste and construction debris within the site. Photos to be taken recording the issues and verbal request to remove debris from site. Followed with written request if not tidied up. Board to consider use of this area eg imposing constraints/rent etc.</p>	
	<b>Date of Next Meeting – 01 February 2021 7.00pm</b>	
	<b>Minutes Proposed by SR</b>	
	<b>Minutes Seconded by DW</b>	
	<b>Chairman C.Hunt</b>	

