

THE FINDHORN VILLAGE CONSERVATION COMPANY
DIRECTORS MEETING ON 03.02 2020

PRESENT

Frank Allan (FA), Christine Hunt (CH), Marjory Barber (MB), Cathy Low (CL)

APOLOGIES: Sam Russell (SR), Nicole Edmonds (NE)

		Action By
1.	Declaration of Interest	None
2	MINUTES OF LAST MEETING	
2.1	Approved. Proposed CH Seconded CL	
3	MATTERS ARISING NOT ON AGENDA	
3.1	3.2 Lease payment- not paid as yet. To be chased.	
3.2	3.4 Weed control -action Policy -Action- Notice on PO noticeboard, on website and email members with policy.	
3.3	12.2 Minutes updated to website December 2019 and January 2020 minutes to be forwarded to FA	
3.4	12.6 New director was unable to attend meeting due to family commitments.	
4	Correspondence	
4.1	Email -from resident re allotment possibility. She is willing to coordinate. Agreed to ask resident to proceed to investigate this project.	
4.2	Email – resident -potholes on Dunes Road are deteriorating and advised action. Agreed to use materials from North Beach to provide infill .	
4.3	Email-Findhorn Bay Arts requesting a letter of support for 2020 Festival Done	
4.4	Email DTAS requesting short article on any company achievements/news Agreed FA to send photo and information on progress of Pathway.	
5	Finance	
5.1	<i>Annual accounts are available on TFVCC website</i>	
5.2	Invoice for building warrant for Armstrong Garage site to be settled.	
5.3	Funding from Beatrice Fund in DU footpath account	
6	CAR PARKS	
6.1	Car park Improvements. Grit infill is in place. Invoice from workman to be settled. Signage at end Dunes Road in place. Information on an annual pass of £25 for car parking at North Beach prepared for inclusion on website. Moray Community Pay Back Scheme. FA has been contacted for any suitable projects they could assist with. Agreed to identify areas of repair at east and west areas of North Beach. To make approach as to possibility of repairing beach steps. Viewpoint and beach steps-important to establish who exactly should take responsibility for these before proceeding. Operator to be asked on accessing information on Survey Monkey results.	
6.2	Car Park Planning.- Architect has produced a 1:500 map suitable for Planning Application showing required motorhome sites, refuse, recycling, fire and waste points. No lighting included. CL had been advised that the least problematic way of delineating stop over sites is to have a concrete mould with image of motorhome embedded in ground. Planning fee will be £400. There is conflicting advise as to whether, as a charity, the Company can access the 50% charge through F and K CC	
6.3	Chemical Disposal- CL has been advised that there is not a problem with waste being disposed of into sewage. A flushing tank to be situated behind 1st toilet block and a disabled site to be prepared beside a cleared area adjacent to toilet block Grey water does not have a disposal problem. Resident in contact with Scottish Water for more clarification.	
7	LAND/SALES/LEASES	
7.1	Sylvan Heath -A response has been received to inform the Board that this matter is being investigated.	

7.2	Calren Ltd Caintech has produced an OS map of the encroachment. After a response from the Company solicitor a valuation of both areas will be carried out.	
7.3	Project- Once membership list, Electoral Register are in place final paperwork will be sent to CrTB. For community support, Petition to be prepared. FA will have a telephone conversation with owner to inform him of intention to apply for a Community Right to Buy on the buildings and land and explain the process.	
7.4	Trees behind Seaforth Place and Garages. A Tree Surgeon has advised that due to a safety concern the tree should be cut back to fence height. Agreed to contact adjoining households asking for a financial contribution for work.	
7.5	Risk Assessment- Local resident had completed a risk assessment of the North Beach area in July 2019 The recommendations need to be followed up. A Risk Assessment of the other land holdings is still required.	
7.6	Viewpoint /Beach Steps and Boardwalks-as discussed in item 6.1	
7.7	Pumping Station bollards The request to protect the Pumping Station with bollards was not acceptable Action Scottish water to be asked to employ same method of protection as at the Beach Chalet site.	
7.8	MC Planning at No 71 Conservation Company representative had meeting with chairperson of F&KC to clarify TFVCC position on planning applications and Company's position on the stryplies. FA and MB had met with owner and local Councillor to discuss encroachment on Company land. Owner was aware of encroachment and was asked to amend his planning application without encroachment. Action FA and MB to meet with neighbour to suggest that boulders or some moveable alternative be placed across the lane allowing room for wheelchairs etc. to access the lane.	
7.9	Dog Fouling Situation is not clear as to responsibility for providing suitable bins for dog waste. Suggestion to work with others to provide a bag, advertising perhaps other establishments and TFVCC, to encourage dog walkers to co operate in taking waste to a suitable area. Moray Council to be asked to provide a black bin on the Dunes Road due to volume of dog walkers in this area.	
710	88 Findhorn Planning Application. Action, Comment to be sent to Moray Council highlighting volume of traffic on this unadopted lane which is already in a very poor condition with pedestrian access difficult at times due to puddles of water.	
711	Allotments The area identified is used by resident who is endeavouring to cut back the brushwood and clear the area. FA has made him aware that there is a Company plan to pursue a community allotment on this site. As noted in 4.1 local resident to be asked to follow up.	
8	ARMSTRONG GARAGES	
8.1	Athena update- As architect no longer works with Athena there has been no further work undertaken by them.	
8.2	Working Group – Potter will not now lease the garages. Contractor would lease a double garage leaving 2 others to be leased. He will start work mid February on the roof and will give costings for the inside work. Once Building Warrant is received the remaining 2 garages can be marketed as studios. Contractor to be asked to Project Manage the work.	
8.3	Budget-Finance CH has produced a spreadsheet of projected income and expenditure for the next 3 years to show how the Company can be in a position to repay the loans on the Armstrong Garages.	
9	MEMBERSHIP REPORT	
9.1	Applications from 5 residents for membership - Agreed Further members to be sought.181 members 51 associate 1 Junior	
10	DAVID URQUHART PATHWAY	

10.1	Report Work has started start and progressing well. There is no agreement with the owner of No 4 on work on her part of the path A suitable plaque and celebration to celebrate the opening of the Path was discussed Sub group to pursue.	
11	MORAY COUNCIL	
11.1	CAT transfer CL and MB had met with representative from Moray and Strathspey Tourism who was keen to hear of the Company plans for the transfer. Other communities are facing or have faced the same problems. CL to contact Lossiemouth to ascertain their strategy re costs/charging etc.	
11.2	39 Squadron CL SR and MB met with army sergeants and discussed the Project. The army surveyor would visit the Dunes Road asap and report back. Work should take place in the early summer to build up bunds and install wooden posts to prevent vehicles accessing the Dunes area. TFVCC will have to purchase materials. May be possible to infill the potholes.	
12	GENERAL BOARD	
12.1	FKCC -FA gave Company report.	
12.2	Board Minutes for December 2019 and January 2020 to be updated as in item 3.4	
12.3	Newsletter-thanks to all for distribution	
12.4	Fire gap- Completed. Invoice for work to follow. Owners to receive a reminder of contribution opportunity. Some owners have already done so.	
12.5	Beach litter- CL will pursue cost for reusable bags with Company name to encourage a litter pick up.	
12.6	New Director - will attend March meeting.	
12.7	Village Quiz Team will be FA MB CL CH and 2 others Feb 28 th in JMI £5 Entry MB to enter team	
13	FUNDRAISING	
13.1	To be discussed at next meeting.	
14	AOCB	
14.1	FA notified the board that, due to the speed of drivers on the path in front of the Kimberly, there has been an offer to install speed bumps at the start of the path	
14.2	CL Rural Infrastructure Grant. FVCC has been advised that any application is through Moray Council.	
14.3	AGM date Wednesday 9 th September 2020 To be booked	
15	Date of Next Meeting – Monday 02 March 2020, 7pm	
	Minutes Proposed by	
	Minutes Seconded by	
	Chairman – Frank Allan 03/02/2020	

