

## MINUTES

Board Meeting – Social Club – Tue 14<sup>th</sup> October 2014 - 7.30

Present:	Board: Chair - J Bishop, Vice-Chair – W Sutherland, R Jack, Treasurer - A P Murray, T Robinson, Secretary - J Sutherland, J Barnes, V Mackenzie, L Conner,	Action
Apologies:	Consultant: M Fraser. C Mackay	
Absent:	Mark McAuley, Aimee Kruger, Jimmy Melville	
Minutes of meeting 11.8.14	Proposed A P Murray, Seconded V Mackenzie	
Matters Arising	Indoor Bowling: JB has not sent the letter to the Indoor Bowling Club, because, in his opinion, the moment has passed. New Public Entertainments Licence: has been granted. Permitted hours are from 8.00 to 23.45 Sat until Thu, and to 1.00am Fri night/ Sat morning. Internet Policy: MF reported that he has completed his work on the DADCA Internet Policy document, and placed it on the DADCA website. All to read, and be prepared to comment / ratify at next month's meeting.	All
Membership Directors	It was noted with regret that DADCA has lost two directors within the last month, Pat Murray and Effie Grant have resigned After discussion, no suggestions made as to possible new directors. All to consider for next month, but no urgent problem.  The Dornoch Model Flying Club has joined DADCA as an affiliated group. Their request for a link from DADCA website to theirs not granted, but their name added to our membership list.	All  MC
Finance	APM delivered his Financial Report. Funds are healthy, with fundraising total having reached £15,000 already. The DADCA account is showing a slight loss, but with DADCA spend of certain items to be transferred to the New Build account, the DADCA account should more or less break even. There remain large cash balances in new build account. APM gave notice that he intends there to be three balances appearing henceforth on balance sheet: the John Gordon Trust funds (ring fenced for building maintenance); the Big Lottery award (ring fenced for new build development); and funds raised for new build purposes. APM's proposal that £20,000 be transferred to an interest-bearing deposit account was agreed. LC reported that moneys raised by the sponsored walk are still coming in.	
Keystone Policy reviews:	Risk assessment, and Fire Risk Assessment documents for Social Club were both considered for updating and adoption. The Fire Risk Assessment document was accepted "as is" and adopted, but a number of minor amendments were suggested for the Risk Assessment document, reflecting changes made, and lessons learned, during the preceding year. It was noted and stressed that cleaner Darren Macrae, being self-employed and providing his own cleaning materials, is responsible for his personal safety. Basic food preparation training: JMS will find a course.	JMS
New Build	Detailed discussion of this issue. Main points were: <ul style="list-style-type: none"> <li>• The legal opinion of Morag Ross (Axiom Law) was eventually received from Arthur and Carmichael and passed to our specialist legal adviser, Alan Barr of Brodies. The opinion made clear that the Meadows Park Trustees, being bound by the terms of a public trust, are not advised to sell any part of the Park.</li> <li>• JB, WS, JMS met with A Barr on 2 October. His opinion:</li> </ul>	

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	<ul style="list-style-type: none"> <li>○ That he agreed with the thrust of Morag Ross’s opinion.</li> <li>○ That Trustees are individually liable for Meadows Park, and therefore potentially vulnerable if anything goes wrong there</li> <li>○ That they are open to legal challenge from any Dornoch resident, at any stage, if they sell any part of Meadows Park.</li> <li>○ That it would be possible for Trustees (not DADCA) to make application to the Lord Advocate at the Court of Session for the terms of the Trust to be varied, for example to change the format of the Trust to that of a not-for-profit company, and to allow Trustees to sell or dispone land without fear of legal challenge.</li> <li>○ That his estimate of the time/money required for such court action was £15,000 - £20,000 and six months, with no guarantee of success.</li> <li>● At a meeting with trustees on 7<sup>th</sup> October, JB relayed Alan Barr’s views to Trustees, said that DADCA might be able to underwrite legal costs as estimated by Alan Barr, and asked Trustees to consider changing their constitution to safeguard themselves and to permit them to dispone land to DADCA for the planned Community Centre. Trustees reserved judgement on that, and asked that DADCA explore Glebe Field as an alternative location for the Community Centre, since Royal Dornoch Golf Club might be willing to sell land to DADCA for that purpose.</li> <li>● Since that meeting, JB had given further thought to the question of Glebe Field as an alternative Community Centre location. He considered that Trustees have a “no risk” option, made available by DADCA’s funding offer. JB was confirmed in his belief that Glebe Field is greatly inferior to Meadows Park because:             <ul style="list-style-type: none"> <li>○ Successive feasibility studies had pointed this out.</li> <li>○ A range of possible problems and obstacles, notably the response of Glebe Field lessees Highland Council, might accompany any DADCA attempt to buy Glebe Field.</li> <li>○ A letter of from Trustee Willie Mackay explicitly stated that Trustees support the building of a new Community Centre on Meadows Park.</li> <li>○ Following receipt of this letter, nearly £50,000, and several months’ effort, had been expended on progressing work on a Community Centre on Meadows Park. Funds to pay for this had come from Big Lottery who, it was assessed, would be highly unlikely to pay for this work to be repeated for Glebe Field. Little of the completed work would be transferable to the Glebe Field site – perhaps only 25%.</li> <li>○ Further investigation of the additional costs of Glebe Field as a Centre venue had suggested that these would be substantial. In addition to the c. £40k required to replicate the development phase, JB reported significant additional capital expenditure will be required at the Glebe Field for installation of services (electricity, water, drainage, sewerage) and infrastructure (roads, lighting, etc.). JB noted that the access road alone would need to be between 70m and 90m longer at c. £1,000 per metre.</li> </ul> </li> </ul>	
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	<p>candle workshop, 1st Film followed by ceilidh. 2<sup>nd</sup> Whisky tasting trail sessions.</p> <p>Cinema: Making application for 50 brand new stacking chairs for cinema.</p> <p>Craft Guild: Fibre Fest meeting tomorrow venues considered.</p> <p>Flowers and Fairs: End of season clear up next week. Offer of boat for plants declined, source funding for planters at Historylinks triangle. St Andrews Fair meeting next week.</p>	
AOCB	<p>JMS - Directors Induction for RJ and LC pending.</p> <p>JB - seminar in Helmsdale on community land ownership 12<sup>th</sup> Nov.</p> <p>Community Market 2015 programme to include 2 in July and 2 in Aug.</p> <p>S Brown happy with it</p> <p>2015 brochure to combine Car boot sales, Community Market, St Andrews fair, Gallery, Fibre Fest and Book Fair dates.</p>	<p>JMS ANY</p> <p>JB</p>

**. DATE OF NEXT MEETING: 12 NOVEMBER AT 7.30**