

## **Director's Meeting 25<sup>th</sup> April 2011, 7pm.**

Minutes from the 25/4/11 meeting -started 19.00 and closed at 21.30

Present- Nick Clooney (Chair), Ann Macleod, Anne Macleod, Ben Walton, Julia Campbell, Phil Shaughnessy, Peter Muir, Joseph Peach, Linda Macleod, Richard Williams.

Apologies - Iain Muir, Ian Macleod, Steve Husband.

Minutes from meeting 21/3/11 approved, proposed by Ann Macleod, seconded by Nick Clooney.

### **Matters Arising**

**Polbain Path** -Letter from Highland Council confirming £8000 funding for peat track path.

**Action** - Linda Macleod to check the access and parking with relevant landowners.

### **Letter to landowners**

Thanks expressed to those that had replied, to date, 2 responses received from of 8 letters sent.

**Drumrunie** - Peter Muir in ongoing investigations into possible lay-by and tourist information at Drumrunie. He is consulting The Highland Council on this matter.

**Letting agency** -Paused, as further consideration of legal and financial implication for CCDC and home owners need to be clarified.

**HIE Development Plan** - This is due to be completed by 15/5/11.

### **LDO Monthly report**

a/ Funding application for 12 month bird project from the Lottery Awards for All was successful. Monies promised by 29/4/11. There will be a Press release 23/5/11 on the funding for bird project.

b/ CARES Stage One application for funding to progress wind turbine project to planning is now complete. Agreed to include possible support for the small neighbouring communities Inverkirkaig, Elphin, Strathcaniard, Ardmail and IsleRistol to strengthen our application.

c/ Newsletter – a draft is in progress and aim is to send it out 2 weeks prior to June AGM.

### **Scottish Sea Farm Funding**

The closing date for first round of funding is 29/4/11 next round available in September 2011.

Application for video conference facilities for community use to be investigated for funding.

**Action-** Anne Macleod is to liaise with NHS Highland e- Health department, regarding costing of Video conferencing equipment, maintenance and support, and will feedback to Linda Macleod.

### **Report from Community Energy Sub-Group**

a/ **Wind turbine-**The bird survey has commenced.

#### **b/ SWT Micro-Hydro plan**

SWT wishes to investigate the micro-hydro potential on the Ben More estate in partnership with CCDC, and preferably an experienced partner. The CCDC has communicated to SWT that we preferred expertise being paid for by fees. The CCDC also communicated it wished the already progressing wind turbine project for which it has a strong mandate to be recognised.

To this end IM had earlier today produced the clause *'Because of the need to maximise revenue to fund CCDC community sustainability projects, the Coigach Community Wind Energy Project - overwhelmingly approved by local ballot, must not be compromised or prejudiced in any way by this agreement e.g. by critically restricting grid capacity, lessening available funding, etc.'*

To enable SWT to submit CARES funding application by 29/4/11 SWT presented 3 options for the director's consideration:

- 50/50 joint venture between SWT and CCDC.
- 3 way venture between SWT, CCDC and Highland Power (or other party) all being equal partners.
- 3 way joint venture SWT, CCDC and Highland Power (or other party) that would have a reduced stake

These options were discussed in detail and RW proposed a clause whereby the CCDC could enter into an agreement with SWT on an equal split, but if both parties agree - a third party could be taken on board . The directors agreed that both above clauses produced by CCDC directors should form the basis of an agreement with SWT.

### **c/SWT Option Agreement**

Wind turbine – SWT has requested that we supply the terms for our agreement with them [a so-called Options Agreement] concerning land, access and other terms. Our terms would form the basis of the formal legal agreement.

**Action** Peter Muir to check option of using other wind turbine agreements as basis for drafting CCDC agreement with SWT in relation to wind turbine.

### **Report from Land and Housing Sub-Group**

a/Freedom of Information request to be submitted to the Crofters Commission, requesting records held on land around Island View area to help to clarify the status of the land.

## **b/Hydroponicum**

Letter received from Scottish Government notifying CCDC land available for transfer which triggered our Right to Buy (RTB) option. CCDC have until 20/05/11 to send in a letter of interest to buy.

The asking price is £350,000. The District Valuer will carry out a RTB valuation once CCDC has submitted a letter of interest to buy.

**Action 1**/ Chairman, Iain Muir, is to reply to letter on behalf of CCDC.

2/Discuss at June AGM and consider option of a mandate to proceed.

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## **Report from Piers and Harbours Sub-Group**

Awaiting feedback from T .Usher.

The consultants, Wallace Stone, previous feasibility study results may potentially be of use to support future funding applications.

## **AOCB**

1. **Action** P Muir to attend on behalf of CCDC the Tourist Association AGM on 11/5/11 re – option of possible Drumrunie developments
2. Job advert Ullapool News awaiting invoice for payment.
3. HIE funding available for a member of CCDC to visit to Aberfeldy micro-Hydro and presentations on said topic 19/5/11, 10.00hrs-16.00hrs.
4. **Action** Peter Muir to review articles of CCDC before the AGM in June2011.
5. **Action** Iain Muir to forward CCDC financial paperwork to Julia Macleod for accounts to be prepared for AGM.
6. **Ongoing Action** -Ben Walton to have paperwork completed to become financial signatory.
7. **Action-** Richard Williams to complete the HMRC, end of financial year returns, on-line.

8. **Action**- Linda Macleod to advertise AGM and renewal of membership of CCDC with dues payable by end of May 2011.
9. Ben Walton informed meeting of new sign posts for paths to Fox point from Dornie and Old Dornie .

Date next meeting- 1900hrs 16/5/11 at Coigach Community Hall

### **Action Plan Summary**

**1. Action**- Anne Macleod to liaise with NHS Health department regarding costing of Video conferencing equipment, maintenance and support, to feedback to Linda Macleod .

**2 Action** Peter Muir to check option of using of Orkney wind turbine agreements as basis for drafting CCDC agreement with SWT in relation to wind turbine.

**3. Action** –1.Peter Muir to confirm the national grid capacity for the area .

2. Peter Muir to communicate the two clauses agreed above to SWT to enable an agreement between the parties to be reached in time for SWT to submit a CARES funding application.

4. **Action** Hydroponicum - 1/Chairman, Iain Muir, to reply to the RTB letter on behalf of CCDC.

- 2/to discuss at the June AGM, option of a mandate to proceed.

5. **Action** - Polbain Path - Linda Macleod to check the access and parking with relevant landowners.

6. **Action** P Muir to attend on behalf of CCDC the Tourist Association AGM on 11/5/11 re – option of possible Drumrunie developments.

7. **Action** Peter Muir to review the articles of CCDC for AGM in June 2011.

8. **Action** Iain Muir to forward CCDC financial paperwork to Julia Macleod for accounts to be prepared for AGM.

9. **Ongoing Action** -Ben Walton to have paperwork completed to become financial signatory .

10. **Action**- Richard Williams to complete HMRC on-line the end of financial year returns.

11. **Action**- Linda Macleod to advertise AGM and renewal of membership of CCDC with dues payable by end of May 2011.