

**Coigach Community Development Company
Directors' Meeting
Wednesday 20th December 2017 7pm
Coigach Community Hall, Lounge**

Present: Iain Muir, (IFM), Iain Scott (IS), Steve Husband (SH), Phil Shaughnessy (PS, acting Company Secretary), Ann Macleod (AAB). In attendance: Julia Campbell (JC, LDO), Abigail Anne Campbell (AAC, LDO)

Apologies: Alison Macleod, Richard Williams

Declarations of interest: with the wind turbine operational formal interests have been declared by directors Steve Husband, Alison Sinclair (Coigach Wind Power Ltd and Coigach Community CIC) and Julia Campbell who are all share-holders of Achiltibuie Common Grazings. JC is also on the board of Highland Small Communities Housing Trust

1. Welcome, meeting opened by PS acting Company Secretary.
2. Minutes of last meeting approved with minor changes. Proposed by IS and seconded by SH.
3. Matters arising shall be dealt with in the Agenda.
4. Charitable status: CCDC was incorporated as a charity on 05/11/17. IFM advised that CCDC directors are trustees of a charity and have new responsibilities, as set out by OSCR, and they have been circulated to the directors.
5. Appointment of Office Bearers: AAB nominated IFM as Chairman and seconded by IS. IS was nominated by IFM and seconded by SH. IFM then chaired the meeting.
6. Finance:
 - Monthly accounts circulated
 - Wind turbine production shortfall report should be presented to VESTAS/REALISE as it has not been set up correctly. Action: CIC directors to ask Locogen to produce report and ask for a quote
 - Crofters rent: CIC to write to Achiltibuie Grazings Clerk Action: AAC to contact Grazings clerk as regards amendment to Crofters' rent.
 - Turbine rates application: the wind turbine is exempt for the first year but will probably be liable in future years.
7. Triodos: Diana Gerry and Dan Hird from Triodos Bank joined the meeting. They gave a brief outline of Triodos' ethical and sustainable banking ethos. Triodos have a database of investors who like to support community projects and this may worth exploring regarding refinancing the turbine.
8. Renewables:
 - Wind: November figures very encouraging. Attended the Green Energy Awards as finalists. The award went to an excellent project from Harris. The awards ceremony was used as an opportunity to talk to appropriate people. The new ice warning signs have yet to be erected.
 - Hydro: Congratulation to Ben Mor Hydro for the Green Energy Awards for winning their category of Best Community Engagement.
9. Land & Housing:

- Smokehouse: prospective tenant continues to investigate possibilities. Current tenant has deferred tenancy for the winter period.
 - Achiltibuie Schoolhouse: THC will not issue a completion certificate until the draining rod is removed. David Somerville, Architect is coordinating the removal. The boundary wall needs repairing. Action: AAC to contact SWT/Brian Wilson about using this as a dry-stone dyke training opportunity. A hand-rail was required by Building Control which CCDC will be responsible for payment of. JC attended the Shelter Conference to receive the award for Outstanding Project from Howdens Scottish Empty Homes.
10. Piers & Harbours: AECOM engineers have been selected and paid a site visit which many of the pier users attended. A community event will be held in January where AECOM will present their drawings and collect any comments.
11. Wind turbine & hydro Open Day: Panels to be displayed each week in the Community Hall and to be uploaded on to the web-site. Action: LDOs
12. CALLP: Path projects are proceeding. It was decided, in the absence of land-owner permission, that the Polbain Coastal Path be abandoned and look for an alternative. Action: AAC to speak with Boyd Alexander and landowners. Acheninver Coastal Path: Wallace Stone to survey the foot bridge to the hostel in the New Year. The Soil Beneath Our Feet: EP recorded and will be launched in the New Year at venues in both Coigach & Assynt. Oral Histories are being collected.
13. AOCB:
- Responsibilities of trustees: check with DTAS and the Social Enterprise Academy directors.
 - Edinburgh Q-Step Centre of University of Edinburgh have contacted CALLP about one of their student's to carry out research and collect social statistics for the area, perhaps by post-code, which would be a useful exercise.
 - Parapet at Badenscallie: AAB to approach the THC about its repair.

Date of next meeting: 29/01/18