

## Minutes of Extraordinary General Meeting 13<sup>th</sup> February 7.45pm Strontian Village Hall

### **Present:**

Kate Campbell, Louise Cameron, Tim Coldwell, Robert Dunn, Aidan Edwards, Peter Ford, James Hilder, Catriona Hunter, Richard Laybourne, Donald McCorkindale, Janice MacKinnon, Jamie McIntyre, Kate Proctor, Helen Tait, Jamie Tait, John Tyldsley, Callan Wilson, Sheila Wilson

### **A. Apologies:**

Non- Members: Angela Williams, Izzy Baker

### **Apologies & Proxy Forms Completed:**

Denise Anderson, David Barker, Val Barker John Jones, Mary McIntyre, Jacqueline Millar-Craig, Chris Millar-Craig, Morag Jones, Michelle Hilder, Brenda Oddy, James Oddy, Eric Shackleton, Eric Shackleton, Jean Swain, Maureen Tyldsley, Gill Wilson, Graham Wilson, Harry Witney

**Current Voting Membership (excluding Associates and Juniors) approx. 180**  
**Quorum 10%, therefore, 18 Members as a minimum.**  
**Members Present Including Proxy votes : 36**

The meeting was declared open and quorate by the Chair.

### **B. Introduction to Resolution**

JH introduced the resolution, referencing a previously circulated document. As well as good practice to keep the constitution up to date, it has become clear that should the Community Company wish to register an interest in land or other property in the future, the current Articles of Association require an update in line with recent community empowerment legislation.

The Board of Directors have therefore proposed the following resolution and associated amendments to enable the Company to register an interest to purchase the former Visitor Information Centre.

***Resolution Proposed "This meeting proposes to update the Articles of Association of the Company as per the revisions summarised below and shown in the Amended Articles in shaded 'italics'."***

A summary of the changes is as follows. These have been suggested following consultation with Scottish Government and Development Trusts Association Scotland.

### **Changes (A and B) Required to comply with Community Empowerment (Scotland) Act 2015 :**

- A. Article 9.2 and 9.3 – The new legislation requires us to ***specify*** that at least 75% of Ordinary Members are local residents. The wording formerly used only referred to "the majority".
- B. Article 52.1 and 52.2 – This clarifies the right of members of the public to receive a copy of the Board minutes on request, although retains the right of the Board not to disclose any items on the minutes which could be considered to be confidential.

### ***Recommended Changes***

Article 3.1 – Improved clarification of definitions and up to date references to legislation

Article 8.1 – Changing our membership criteria from 18 years of age to 16 years of age, so that this dovetails with the current voting age in Scotland

Article 8.3 – Junior Membership is therefore now open for those age 12 to 15 instead of 12 to 17.

Article 21 – SCC will continue (as in current constitution) to require 10% of Ordinary Members to be present at a General Meeting (including Proxies) but we have been recommended by the Scottish government to include a minimum Quorum of 8 Members in case our membership drops below 110 residents.

Article 34 – An update to the address of the Community Council (a local not statutory update)

Article 74.2 minor update of wording referring to legislation

Article 74.3 minor addition reminding us to update OSCR of revisions to other aspects of the Articles. referring to legislation

Article 74.4 minor addition reminding us to update the “Scottish Ministers” i.e. the Community Right to Buy team at Scottish Government when we update our Articles.

Article 75.2 minor edit referring to legislation

Article 75.3 minor edit referring to legislation

Article 75.4 - minor edit referring to legislation

### **Schedule 1 Edits**

Schedule 1 – Article 3.1 - minor edit referring to legislation

#### **C. Vote on Resolution**

The Chairman proposed the resolution on behalf of the Board. There were no abstentions, and no votes against. Result – Carried Unanimously.

#### **D. Update on Visitor Information Centre**

JH informed the meeting that the Community Company was in touch with Visit Scotland and had registered a formal interest to purchase it, on behalf of the community and with the support of the Sunart Community Council and the Tourism Association (SMMAATA). The sale would be the building and the land beneath it, with shared access rights to the front car park. The aim is to allow some community control over who becomes the tenant of the property, and to ensure that Visitor Information continues to be available from the building. It is not the intention of the SCC to run a business themselves but simply to act as the landlord. Any profits from rent will be re-invested in supporting the community. Unfortunately it looks as though the property may be released onto the market before the SCC has raised the necessary purchase price, but applications for funds have been submitted. Discussions with Visit Scotland are ongoing. Now that the Resolution has been

adopted the SCC will be in a position to formally submit a “community right to buy application” to the Scottish Government but this will take time.

**E. Any Other Business**

A question from the floor of the meeting sought clarification on types of Membership. JH confirmed that all Membership of the SCC is free. We have Ordinary Members (sometimes referred to as full voting members), who must be over 15 and living in Sunart, Junior Members (non-voting) who are 15 or under and living in Sunart, and Associate Members (non-voting) which is anyone else who wishes to support the work of the company.

It was noted that some residents may have forgotten that they are Members, and others may wish to join. JH proposed to take an action to the next Board meeting that prior to the Annual General Meeting a Membership mailshot should be conducted to every local resident.

Meeting closed by 8.30pm