

Sunart Community Company

Board Meeting Wednesday 7:30pm Wednesday 24th November 2021 (Zoom)

Attending: P Sharples (Chair); D Barker; J Hilder (Treasurer); J Madden; J Tyldesley; J Mellis; J Jones (Secretary)

Apologies: D Calver; R Drinkwater

Agenda Item:

1. **Welcome:** P Sharples welcomed everyone to the meeting.
2. Acceptance of minutes of 27th October 2021 meeting, Proposed: J Hilder, seconded: J Jones
Amendments: Item 5 “Larch” disease should be “Ash Dieback” disease
3. **Community Company planning:** The AGM will be 7:30pm 19th January 2022 via Zoom. This date was published in the December 2021 De tha dol? and the recent ‘pre Longrigg Meeting’ Mailshot and so we have provided advance notice. An additional post will be made on Facebook nearer the time. J Hilder and Wendy Wilson are currently working to finalise the accounts and send them to our auditors
4. **Updates:**
 - Longrigg Woodland: the meeting on the 3rd November and the Zoom meeting on the 4th were well attended, with 28 on the 3rd and 11 on the 4th. J Jones commented that the guest speaker, John Hollingdale, from the Community Woodland Association (CWA), was an excellent speaker, very knowledgeable, with a vast experience and he was able to explain things very clearly and answer specific questions. A total of 12 people have indicated their willingness to join a working group to explore and progress an application. There is a further meeting scheduled for 7:30pm Wednesday 15th December in the Community Room in the Sunart Centre, for the working group members and for members of the public. J Hilder will invite a representative from the CWA. The Forestry and Land Scotland (FLS) were wanting and update on progress but will wait until after the meeting on the 15th December. If we proceed it will be necessary to register an interest with FLS and also have the forest re-valued as the prices will have increased.
 - Oakwood: The number of visitors has reduced now so the opening hours are reduced to 12 – 3pm Friday and Saturday and 12 noon – 2pm Sunday. Oakwood will be open for a few days in the week before Christmas. The shop will then close and re-open in March/April 2022. This will allow for cleaning and any maintenance work; the mains water will be turned off and the system drained down. The BT contract is due for renewal in 2022 and we will explore options. It had been hoped to put some solar panels on the roof, which would cost £7,500 but that funding deadline was missed. However, HIE now have funding available for upgrading community owned buildings – J Hilder will explore this option for solar panels.
 - Men’s Shed: J Jones was still waiting a response for the civil engineering company in Fort William. However, S&K McDonald, they built the new primary school building and the 2nd and 3rd phase of housing on School Road, is visiting the site tomorrow to explore providing a quote for water, sewerage and electricity connections
 - Loch/ Moorings: There is still concreting work to be done but the weather now means this will have to wait until 2022. The green shed is to have windows installed on the seaward side, which is something that can happen over the winter months. And the lease for the jetty has finally been received.
 - Paths: two of the benches are to be installed; one on the green and one at the Teddy Bear’s Picnic is proposed, though there is some discussion about placing it on the beach area. J Jones will purchase 3x2 paving flags, some sand and cement and bolts to secure the benches to the flags. He will also organise a Paths Group meeting via Zoom
 - Website: not discussed

5. **Assets:** not discussed
6. **Income generation** (standing item): not discussed
7. **Finance, inc Community Benefit Fund & Oakwood:** Current account: £21,519.73
Oakwood: £12,463.58. Oakwoods is now contributing to the Company running costs, which was what was hoped when the purchase was proposed. This year the turnover and our income has increased even though it opened later due to the COVID restrictions and opening hours are reduced, which is due to the sterling efforts on Jane and the volunteers. Jane has been in post for over two years and there has been no salary review in that time. J Hilder proposed that Jane's salary be reviewed and also her hours increased slightly as she has been working longer than her contracted hours. Proposal seconded by J Jones and carried unanimously. J Hilder to conduct the review.
The Community Benefit Fund (CBF) Panel met recently and there were two awards, £500 to the De tha Dol? to assist the re-launch of the magazine and £5,000 to the Agricultural Show towards the cost of hiring a marquee for their summer show. The CBF Panel have asked the Show Committee to address a different approach to hiring a marquee e.g. erecting an agricultural build or purchasing their own marquee that could be hired out or loaned to community groups etc.
8. **Staffing:** J Hilder confirmed that Becky is staying on in her currently role, she enjoys the work and she is able to work more hours if they were available. - JH to pursue funding applications.
9. **Any Other Business:**
 - Christmas Auction and raffle– There will be 21 auction items which is less than last year but this is deliberate as we are charged by the number of items and last year there were a number of small items which was uneconomic also it was some time before these items could be delivered. The auction will go live after the Christmas market. The decision is to sell the home baking on the night on the stall with the raffle tickets. Raffle tickets have been specially printed this year, which will simplify the process.
 - Christmas Fair – There will be 12 stalls, 2 have still to confirm but we expect them to turn up. James and Jane have produced a plan/ layout, the plastic barriers will be delivered on Friday and we will have some Police bollards to cordon off the car park
 - Christmas lights switch on - the Community Council purchased another string of lights and J Jones installed these to replace the damaged section.
 - Ash dieback disease: R Livett has walked the trees and will provide a quote. J Jones contacted Ktrees but has not been able to arrange a survey. It was suggested we ask Callum Boyd as there 10 – 15 ash trees: P Sharples wish contact Callum
 - Sunart Community Council Minutes re congestion on School Road: J Madden asked for clarification on why the Community Company should be involved. J Hilder explained that the congestion was at the start and end of the school day and Primary School Building Company directors had raised the issue with the Community Council. There are more new houses on School Road and with more awaiting completion when the electricity supply can be arranged. The land opposite is owned in part by Paul Ashburner and the Lochaber Housing Association and a number of years ago Paul Ashburner had offered to sell his share to the company but at that time there was no definable business or community benefit in the purchase. However, the Community Council was approached with the suggestion that if this land was obtained it might allow for some small business unit, further affordable housing and a circular route that might alleviate the issues of congestion. The Community Council has made informal enquiries and a valuation of the land might be appropriate but that would best be done through the Company as a registered community charity.

Date of next meeting: 12th January 2022 (Zoom) for AGM preparation and any urgent items
Sunart Community Company Annual General Meeting (AGM): 7:30pm Wednesday 19th January 2022 via Zoom