



MINUTES OF THE MEETING OF THE STRATHERRICK AND FOYERS COMMUNITY TRUST HELD AT WILDSIDE, WHITEBRIDGE AT 7.00pm ON WEDNESDAY, 4 SEPTEMBER 2019

Present Sharon Ferguson (SF), Frank Ellam (FE), Zoe Iliffe (ZI), Peter J Faye (PJF), Garry Page (GP), Olaf Olsen (OO), Margaret Cormack (MC)

Chair Margaret Cormack (MC)

In Attendance Steven Watson (SW), Project Co-ordinator, Laura Walker-Knowles (LWK), Administrator, Sir Frederick Hervey-Bathurst, Clarendon Finance

Apologies Gillian McIntyre (GM)

Declarations of interest None

1. INTRODUCTION

The Chair welcomed everyone to the meeting.

PRESENTATION – SIR FREDERICK HERVEY-BATHURST

The Chair welcomed Sir Frederick on his fourth visit to the Trust and introduced him to more recently appointed Trust Directors.

Sir Frederick ran the Board through the Trust's portfolio highlighting investment of Trust funds, growth and pricing spread. Longer term, Sir Frederick confirmed Trust funds were responsible investments and Clarendon take "social responsibility" seriously. The Board asked if the growth in social responsibility was consumer driven or investment driven and Sir Frederick said both had an influence. Socially responsible investments are a growing influence over "ethical investments". Sir Frederick reminded the Board of the withdrawal of funds from Woodford Investment and that this had been a good move at the right time.

Over the next five years with an end to quantitative easing, forecast fluctuations in the currency market and likely global trade wars Sir Frederick advised that he expects growth to slow.

Sir Frederick explained the analysis of funds document. This information reviews a fund over the last five years, however investment in SFCT funds is ongoing and incremental and this is why Clarendon also check ongoing relative performance.

Action by

OO asked if the Standard Life and Standard Life Aberdeen merger had been good news long term, it having been a rocky merger. Sir Frederick advised that it had been successful.

The Board asked Sir Frederick if the Statement of Investment Principles should be updated for social responsibility / ethical investment. After a brief discussion Sir Frederick advised this was not necessary but he will write to the Trust confirming this.

The Board discussed socially responsible investment generally and noted that it does not exclude, for example, oil companies. Sir Frederick explained that non-renewable energy activities can be seen as socially responsible where companies have strict environmental policies in place, such as future clean-up plans.

The Board discussed the possibility of a general election and a different government or a hung parliament. Sir Frederick's view is that the Trust should continue with logical investment.

In conclusion Sir Frederick said that all expectations of the investments had been exceeded and the Statement of Investment Principles remains pertinent, accurate and as objective as when first written. Sir Frederick pointed out that the risk level reduces as more money is invested as a consequence of the spreading of funds.

The Board thanked Sir Frederick for visiting and his well-presented update on Trust investments.

2. MINUTES – 7 AUGUST 2019

Garry Page **PROPOSED** and Peter Faye **SECONDED** and the Minutes of the Board meeting held on 7 August 2019 were thereafter **AGREED** as a correct record and **APPROVED** and signed by the Chair.

Matters Arising

Housing Survey

SF will forward the information to PJF and MC.

Action: Forward HS to PJF and MC.

SF

Heat Pumps

GP asked for an accurate scale drawing of Wildside.

Action: Paper plan of building to GP.

SW

Wildside Building Name Survey

Survey Monkey has so far received 118 responses however only the first 100 are accessible under a free survey. To view

further responses over the initial 100, the Trust would need to pay a subscription to access them. The Board discussed and **AGREED** to pay for a Standard monthly Survey Monkey account for one month to enable the survey to continue until the end of September.

Action: Upgrade Survey Monkey to Standard Monthly Account for one month. MC

Article for the news re Foyers Bay

OO has drafted and it is ready for inclusion in the news.

Possible Local Market and Stalls

Local advice being sought.

Civil Engineering and Ground Works at Wildside

MC and GP met with the Civil Engineer. A topographical survey and property land survey have been sent to Colin Armstrong Associates and the architect, Mike Lawson, can formalise the Engineer's sketch. GP will generate a digital version of the sketch and include details of proposed car park lighting. This will be sent to the architect to overlay the survey maps. Once this is done the Trust can meet with contractors and discuss costs and hopefully all work will be done before winter sets in.

Action: Send digital version of proposed layout to Mike Lawson GP

Stratherrick Public Hall Committee Grant

PJF has discussed the high BT costs at the Hall with Hall Trustees. PJF has now written to the Hall Committee requesting a formal meeting to go through the costs.

Local Transport Plans

SF has a transport survey produced for Fort Augustus

Action: Send transport plan to Energy/Renewables directors. SF

Articles for News

Action: Send to OO to proof-read. SW/OO

Foyers Bay Boating Facility Open Day - 21 September

The numbers likely to attend are unknown at present, but a healthy attendance is hoped for following publicity.

Derelict Boats at Foyers Bay

Article and photos drafted and ready for inclusion in the News.

Procurement Strategy

PJF has amended the draft.

Action: Send draft round the Board. PJF

*Action: Board to review.
Action: Add to October's agenda.*

*Board
LWK*

3. FINANCE

FE updated the Board Report.

The Board noted that additional bank accounts with Virgin and Saffron are up and running.

FE highlighted that expenditure in the last few months had been low and bank balances were over the compensation limit with Santander, despite opening additional accounts. FE asked the Board/Project Teams if they anticipated any large expenses in the next few months. The Broadband Team are expecting a large expense for equipment which has now been ordered. The Riverside Team are expecting an invoice from the architect in the next month or so. The Foyers Bay team are not expecting a large bill just yet. Wildside works will be done before the winter with an estimate of £10,000 to £15,000. Should expenditure fall short over the next few months FE will find an additional bank account.

Summer Barn Dance

The Board extended thanks to GM for her excellent organisation of the Barn Dance which has been well received locally. The Board were very pleased to note that £2,330 was raised for the local Scottish Fire and Rescue Service Family Support Trust. A Report of the summer Event has been emailed to Directors. It was noted that this report did not include the £120 deposit paid to the band.

4. AGM

The Board **AGREED** the quote from Voluntary Action Lochaber to send out the AGM mailing.

*Action: Ask for Trust Logo on address labels.
Action: Send draft AGM paperwork to PJF.*

*LWK
LWK*

The Chair's bulletin in relation to the AGM and the requirement for new Directors will be sent out in the next week. Advertising for new Directors and formal Notice will go out the week commencing 16 September. There is no requirement for Directors to stand down as there will be at least four vacancies. GP advised he will be standing down as Director due to time constraints and work commitments. The Board noted this would mean five vacancies to fill.

The Board noted the last date for Director Nominations is 16 October 2019.

The Board discussed Member Nominations and an effort would be required by all current Directors to approach those with an interest and encourage them to submit a Nomination.

The Board noted that the Community Council will also have a closing date for nominations at a similar time.

Action: Advertise for Director Nominations / encourage applications.

Board, LWK, SW

Action: Letter re AGM to members to include importance of new Trust Director Nominations and highlighting that a Trust Manager will be appointed soon. All advertising to stress the difference between the Community Council and Trust Director nominations.

PJF/LWK/SW

Action: Circulate AGM Volunteer Task List.

PJF/LWK

FE confirmed that the year's accounts would be available for approval at the October Trust meeting.

Liaison Director

GP recently attended the CC meeting. GP offered unofficially to fill the role until a new Board and Liaison Director is in place and the Board **AGREED**. GP had circulated and written an update which the Board had noted.

5. UPDATE REPORTS

a. Riverside Team

The Board had reviewed the written report and following consideration and discussion of the summary of the community responses, the Board agreed to revise the master plan to: -

- keep the landscaping and a green area and possible fruit tree planting to the front of the site with removal of allotments as they were not popular;
- removal of the viewing tower/bandstand/hall;
- possible addition of a maze (artificial) later;
- keep the multi-use games facility but lesser ancillary construction/buildings preferred;
- inclusion of a climbing wall, but the Board noted the mixed reaction as health and safety was a concern. The Board discussed the inclusion and the Trust would approach a climbing group to discuss how to operate such a facility;
- include a "ball wall" either inside or outside;
- increase landscaping along the caravan site boundary;
- reduce car parking.

The Board discussed the playpark and **AGREED** to approach the Council to suggest moving the playpark into Riverside and

ask the Council to widen that section of the road. A new entrance into the field via the existing playpark will alleviate the concerns of Riverside residents.

Actions:

Contact architect to request amendments to masterplan

ZI/GP

Riverside Team to approach HC to discuss play park and widening of Riverside

b. Apprenticeship Team

The Corriegarth farming placement was a one-year apprenticeship and SF has received good feedback. The Trust has been requested to look at funding a second year. SF has requested the SVQ result before making a recommendation to the Apprenticeship Panel.

The Board noted that SF had left her post at Fort Augustus.

Action: Updated Board on apprenticeship result.

SF

c. Broadband Team

The Board noted the written update.

Dunmaglass Lease

OO queried which area of land it was and the access route.

ZI had prepared a detailed Lease and Title report and the Board noted the written update. The Deed of Conditions has A3 plans showing the access, which is grass or forest track, currently used by the Estate, Secretary of State for Forestry and windfarm developers and owners. This access does not form part of the route to the windfarm.

The Trust will have to insure the leased premises and therefore there may be an increase in the Trust's annual insurance premium.

Clause 12 of the proposed Lease requires the Trust to give notice in five years to extend the Lease if they wish to continue leasing the site. The Trust will need to diarise this so that it is not overlooked.

Action: Diarise notice requirement.

All

The Directors thanked ZI for her time on the Lease and detailed report.

The Board **AGREED** that: -

- no further legal advice was required;
- to accept the terms of the Lease;
- to authorise the Lease be completed;
- once the Lease is completed, to implement the appropriate insurance policy.

Action: Contact Clark Thomson for a quote/increase in value of current insurance to include the leased premises.

PJF

6. AOCB

Mort House Boleskine

The Board had noted the e mail from the Heritage Group in relation to disrepair of the Mort House at Boleskine Cemetery. The Board noted and **AGREED** that unfortunately the Trust cannot get involved as the building belongs to the Highland Council. However, should the Heritage Group acquire an interest in the property then the Board may be able to consider assistance.

Action: Respond to the Heritage Group.

SW

South Loch Ness Action Collective

PJF updated that various organisations had input to the agenda at the recent collective, which included roads maintenance and winter maintenance etc.

Project Co-ordinator

SW advised there is a revised schedule for the News with 20 pages drafted and ready and estimates around 24 pages for the final version.

Action: Chair's message for News.

PJF

Trust Manager

The Board to arrange a meeting in relation to the appointment of a Trust Manager.

Action: Meeting to discuss the Trust Manager position on 25 September 2019, 7.00 p.m. at Wildside.

Board

7. DATE OF NEXT MEETING

Wednesday, 7.00 p.m., 2 October 2019, Wildside

Wednesday, 7.30 p.m. 30 October 2019, AGM, Stratherrick Public Hall

The Meeting closed at 11 p.m.

Signed by Chair (PJF) _____

Date _____