

# Development Coll Ltd

## Directors' meeting

**Wednesday 6<sup>th</sup> June 2012, Island Cafe**

Directors Present : Seonaid Maclean-Bristol, Romaine Wainwright, Colin Scott, John Fraser, John Wheeler-James, Lavinia Maclean-Bristol

DC Employees Present: Fra MacIntyre LDO, George McConnechie BDO, **Marianne Ings**

Members of the Public : **Peter Ings**, Angus Kennedy, Paula Smalley, John McCann, Frank & Faye Anderson, Barbara Payne arrived half way through point 5.

- 1) Apologies: Di McConnell, Victoria Bastow
- 2) There were no registers of interest.
- 3) Minutes of Directors' meeting of 2<sup>nd</sup> May approved.
- 4) Company Business: SMB finalising Directors' Pack. It will include role and responsibility of directors, a code of conduct, and the Arts and Mems of the company. RW to distribute and collect signatures of Directors saying they have read and understood their commitment. Formal minute detailing the swapping of roles between LMB and RW, in which LMB becomes Treasurer, and RW Secretary. AGM later in the year will officially endorse this. Formal welcome of Marianne to the company as Centre Manager of An Cridhe, and Fra as Book Keeper to An Cridhe. No takers to the advertised role of Centre Cleaner at present. SMB to chase up and finalise contracts within the next fortnight. Delay has been caused by the need to add a clause about discrimination.  
Formal minuting that the management committee of An Cridhe is a sub-committee of Development Coll Ltd. All legal and insurance issues including employer liability are handled by Development Coll Ltd. The Management Committee of An Cridhe is open to all in the community – Fra is to action asking them what guidelines they would like to see in place, for recruitment of members of the management committee, for example to ensure no self-perpetuating positions, and bring these ideas back to the board.  
Regarding clause 33.4 – Alan Dunniepace from the DTAS took Ian Mill's question to Senscot Legal, their lawyers, on our behalf. They reported that there is no clause 33.4 of the Companies act. They suggested that if we were referring to anything to do with retiring directors, that there is no longer any requirement for us to even hold AGMs, although they (the DTAS) would recommend that we did, and that as long as we do what we say in our Arts and Mems that we are doing it right. They looked through our Arts and Mems to ensure that we comply with everything we should and we do.
- 5) Turbine Consultation Process: Letters from members of the public were read out and used to inform the following discussion. They ranged from full support of the existing survey, to full condemnation of it. Colin Scott suggested we should wait for the outcome of discussions in the pipeline regarding wind turbines in small island communities that are happening Argyll-wide, and also the outcome of discussions regarding the Gallanach turbines. Colin Scott asked that it should be minuted that he felt that the petition that he holds under the name of 'Protecting Coll Group' should take precedence over a ballot of those on the voters' roll as an informed view on the island's opinion. RW pointed out that she had not been offered the petition to sign, and other directors agreed that they too had not been offered

the chance to sign it. It was decided, having taken into consideration the views of the letters, that one question alone should be asked...**“Do you think there should be a community-owned wind turbine on the site of An Cridhe?”** Directors voted on whether to go ahead with a ballot based on the electoral role and the result was 5 to 1 in favour of the ballot. It was agreed to ask Cathy if she would be kind enough to be the returning officer, and that SMB would ask the CC to provide a member and herself be our representative at the opening of the ballots. It will be scored on the percentage of returns, 75% of which will have to be in favour for it to be passed. Posters advertising the ballot will go up tomorrow, 7/6/12, and ballot papers will be mailed on Monday 18<sup>th</sup> June, and the papers will be counted on Monday 2<sup>nd</sup> July.

There followed a brief discussion about looking at other renewables as well as wind, and it was suggested that we try and get a series of informed speakers and presentations on the various other kinds of renewable energy that may be available to us.

- 6) Housing : Rural Housing Scotland survey had a return of over 40%. Flagged up 8 households needing homes. Meeting with Alastair MacGregor, Chief Exec ACHA homes, Brian Murphy Local Mgr ACHA, and Matthew MacAulay Regeneration Mgr ACHA resulting in very positive and supportive letter from Alastair MacGregor. Possible money in Council's Strategic Housing and Investment Programme (the SHIP) and Rural Housing Development Fund. Suggests that the Council's Strategic Housing Fund could maybe be lobbied to consider applications from people who would in the past have benefitted from Rural Housing Ownership Grants, now defunct. We could lobby alongside themselves. He put the point strongly that land would almost definitely have to be 'brought to the table at nil value' ie they won't pay for land purchase. He mentioned the Empty Homes initiative that the Council are presently looking at. Fra mentioned that Jim Hill has suggested that we employ a Consultant Economist to complete a survey of Coll's future needs. Fra will contact a few, and find out what it would cost and what it would entail. ACHA says that they feel it would not be necessary, and that they have never been required to produce one, so we would have to be careful spending public money perhaps unnecessarily.
- 7) An Cridhe: Building control is due in on Monday. Snagging still taking place. £4000 sponsorship has been raised for the opening event. Posters are up for the opening events, some of which have limited space so tickets should be bought in advance. The staff should be moving in at the start of next week, but BT are still holding things up. A member of the public had tabled a request that a concessionary rate for under 16s should be put on the ticket price for the Trail West Dance on the Saturday night of the opening event. The Mgt committee are to be asked to discuss this by Fra. Lottery Finance –discussion put off until next meeting when JF will have more information to present.
- 8) Finance – quarterly Management accounts – Fra talked us through the figures and how they were laid out. Shona Wardrop from the R.A.Clements – DC's accountants - is coming in 25/26 June to help prepare for the annual audit of accounts and to provide training for staff and directors and discuss changes to accounting systems given that the charity is entering a new phase as An Cridhe becomes operational. She will be able to answer any questions we may have on our finance, especially VAT and how An Cridhe and Dev Coll will work, and we can revisit the discussion on creating a 'trading wing' for Development Coll. We should have the Draft Annual Accounts back by mid July. We are having another Audit this year as we are handling so much mone, as well as the Lottery Audit.

