	<b>MCDC Board Meeting Minutes</b> <span style="float: right;">APPROVED</span>	
	Date:	<i>Tuesday 6<sup>th</sup> August 2024</i>
	Time:	<i>7.30PM</i>
	Location:	<i>Village Hall</i>
	Public/Board Only	<i>Public</i>
Directors Attending:	<i>Angus Robertson (AR) (Chair)</i> <i>Henriette Laidlaw (HL) zoom</i> <i>Keith Laidlaw (KwL) (Treasurer) zoom</i> <i>Sue Layton (SL)</i> <i>Sam Firth (SF)</i> <i>Clara Montgomery (CM)</i> <i>Ellen Bird (EB)</i> <i>Bob Jones (BJ) zoom</i>	
Staff attending:	<i>None</i>	
Public attending:	<i>13</i>	
Apologies:	<i>Jane Stuart-Smith</i>	
Chaired by:	<i>Angus Robertson</i>	
Minutes by:	<i>Aukje Delnooz</i>	
Meeting is quorum:	<i>(Minimum 3 directors, and majority are elected directors)</i>	
Declaration of Interests	<i>None</i>	

Agenda Points	Summary/Discussion/Feedback	Actions/Decisions	Person responsible	Due
1 Welcome	Welcome everyone.			
2 Minutes of last meeting and matters arising	Minutes of last meeting were approved at Board Only meeting. Missing minutes (Sept/Nov '23) have now been produced from the recordings and were also approved; will be available on the website asap.  <u>Matters arising:</u>	<b>Action:</b> publish minutes (Sept/Nov '23) on website	LD/IR	asap


	<p>- Hub electricity: Hub now has a much cheaper electricity contract and will have meter changed as well. Many thanks to Miles for sharing his expertise and his help to submit complaint to SSE for previous bills and overcharging.</p> <p>- Morven.org website: Staff and web designer are working on renewing the website. Once structure is in place, we can update/maintain it ourselves.</p> <p>- Housing Project update: planning process still ongoing. Subgroup and Project Officer will pick this up again.</p>			
<b>3. Treasurers Report</b>	KwL: in Paris without access to computer. If anyone has any questions, please email the board.			
<b>4. Staffing</b>	<p>Project Officer LD is back at work following health issues.  IR appointed as Housing Project Officer, alongside her existing role as admin assistant.  Other members of staff are Heath Gairns (harbour master), Heather Fyfe (Ass HM), Douglas Taylor (caretaker of Hydro), Adeline Callander (bookkeeping), AD (minutes), and Lucy Nevison (café manager). AR thanks everyone.</p> <p>Current recruitment: still looking for Operations Director, so Board can be more strategic and less day-to-day. Has come out of advice from other trusts, training and own observations. Funded through the Hydro scheme.</p>			
<b>5. Café Hub update</b>	<p>Café will now be run by MCTC, who have recruited new café manager; Lucy Nevison. SF will line manage her on behalf of MCTC. Hoping to re-open Café as soon as possible. Has been rebranded as The Hub, instead of Café LA. Draft logo is ready. MCDC has agreed to fund startup costs including the first months stock. Will continue to provide good value for money, but prices will go up slightly, as MCTC has to add VAT to prices. Café will need to at least break even; key target figures have been prepared.</p> <p>Questions from members of the public:  Opening times? Will be similar to before: 5 days/week, 4-5 hours/day in summer, less in winter  Length of contract? Probationary period is 6 months. After that, ongoing.  Structure of arrangement? MCDC own the Hub. MCTC contracted by MCDC to run it and employing Lucy as café manager.  Any plans to move kitchen closer to café? Large expense, so not now. Smaller changes have already been made to make it work better.</p>			

<p>6. Lochaline Harbour land purchase</p>	<p>Progress re purchasing the land that the pontoons/harbour are on: Ardtornish have agreed that they will sell. Scottish Land Fund application stage 1 was successful already. Stage 2 will be applied for asap.</p> <ul style="list-style-type: none"> <li>- Deadline is August, but LD advised to delay until next round, so we have time to put together a strong application.</li> <li>- Match funding needed, so LD asks if board are willing to put in up to £5K. (Land value is £25K, plus fees).</li> <li>- LD has indicated that it will be beneficial to the funding application to show evidence that community are behind this buy-out: 12 out of 13 members of the public present plus full Board support it.</li> </ul> <p>Question from public: Should electricity supply to pontoons also be looked at, to see if we can make savings?</p>	<p><b>Decision:</b> delay SLF application until next round (Oct, rather than August).</p> <p><b>Decision:</b> board is unanimously happy to pledge up to 5K match funding.</p>		
<p>7. Articles of association</p>	<p>Following the last AGM, the Board have found that our Mem &amp; Arts were out of date and will adapt the proforma articles from DTAS for our organisation. Probably not ready before the next AGM, so will be EGM next year to adopt the new articles.</p> <p>Current things being considered by the board include; DTAS advise against having directors from other organisations on the board (e.g. MCC on MCDC). Creating good practice, including around proxy voting , and whether a plain English version of the legal document should be provided to the</p> <p>Question from public: Can the link to the proforma articles be made public? Action: AR to ask LD to share.</p>	<p><b>Action:</b> Further work by board on adopting proforma articles from DTAS for MCDC.</p> <p><b>Action:</b> Share link to the proforma articles from DTAS</p>	<p>All</p> <p>AR to ask LD</p>	<p>Autumn 2024</p> <p>asap</p>
<p>8. MCTC update</p>	<p>Boat numbers are up this year, largely due to harbour master doing a great job. 5 musters this summer, bringing people in (already 6 planned for next year). Few problems with gents' showers, but some are back in action now. Shower problems due to building issue, to be sorted after the season. E-bikes making a lot of money for the Marina. Shop selling emergency supplies at successful. Will get canopy for Marina, to enable outdoor BBQs etc.</p> <p>Question from the public: Can we add value to the musters as a community? Suggestion: purpose-built structure for BBQ/seating, making the waterfront attractive to all.</p>			
<p>9. MorVolts update</p>	<p>Hydro is working well, according to the amount of rain. Expecting production to go up in the next, wetter months. p/KWh rate has been high but is now going down a bit.</p>			

	<p>MorVolts has been able to offer financial support to MDCD (from profit of the Hydro). Another £150K to be transferred any time now.</p> <p>Discussion was had re boards working together. Looking at paying off some of the Hydro debt early (e.g. like paying off the mortgage for Miners' Court).</p>			
10. Carbon reduction plan	<p>MorVolts investigating other options re renewable energy, e.g. windfarm possibilities at Killundine, CARES funded project to do with green energy, upgrading households in Morvern. (AR and Amy to attend meeting about this on 7/8/24).</p> <p>Probably not enough sunlight for commercial solar, but okay for houses. Need battery storage as well. Also looking at ground/air source heat pumps.</p> <p>Ideally get on to a government scheme to support this (e.g. having a "spare house", for families to move into while their house was being re-done). Could be an example project for other areas.</p> <p>Looking at local network for using our own electricity to power these: "Energy Local".</p> <p>Also looking at Fiunary hydro, which will be sold. MDCD has a small share and could have opportunity to buy it. Would be the right type of electricity to feed into the village. Discussions are ongoing.</p>	<p><b>Action:</b> ask about possibilities for marine source heat pump</p>	AR	7/8/24
11. AOB from Board or public	<p>Financial support for Woodland Crofts: MDCD has agreed to invest in feasibility study for Woodland Crofts project, but expecting a return. AR, KwL, George Beckett and SF met to discuss terms. MDCD are very supportive, but still need to finalise details.</p> <p>Possible locations for the crofts and wood lots will be from Knock to Achabeag, up to the first forestry track.</p> <p>Questions from public: Any update on gardens at Miners' Court being flooded by water? Issues related to poor drainage/planning. Contractors who built the houses, went bankrupt and didn't share the drawings of the work they'd done. Architect involved will investigate it further.</p> <p>Fiunary fish farm pollution: How does community feel about seeking compensation from the polluter? SEPA are not involved because it's a sunken vessel, so marine protection issue. This is on the agenda for CM/HL to address at the next MCC meeting. Annabel to attend the meeting as well, on behalf of CAOLAS.</p> <p>Is there a care plan for the trees opposite Basecamp? Conflicting interests: residents wanting to cut trees to gain views, but cutting trees would be detrimental to biodiversity (lichens/rainforest). Needs a consultant and consultation with residents involved to create a management plan. Alasdair Firth/MCW can advise on consultant.</p>	<p><b>Action:</b> AR to ask LD to pursue this issue with the drainage at Miners' Court urgently.</p> <p><b>Action:</b> MDCD to get a quote for consultant re Hazelwoods</p>	AR/LD  AR (advised by MCW)	asap  3/9/24

	Lights for telephone box? MCDC has approved to release 200 pounds for lighting up the telephone box (solar powered).  MCDC involvement with the Local Place Plan? Still 3 weeks left to put forward suggestions.	<b>Decision:</b> MCDC renewables plans need to be added into LPP <b>Action:</b> AR to prepare and SF to add renewables plans into LPP	SF	asap
12. Date of next meeting	AR proposes planning an additional meeting for the MCDC Board	<b>Action:</b> AR to send round suitable date	AR	asap

#	<i>Communication Items</i>

Next Meeting	Date	3/9/24	Time:	7PM
	Location	Hub	Public/Board Only	Board only
Minutes approved	Date:22/08/2024	Sign: 	Name Angus Robertson	