**Acharacle Community Company**

**Minutes of meeting**

**1st May 2019**

**Those present**: Jimmy Gillies(JG) /David John Cameron / Marie-Luise MacDonald(MLM)(chair)/ Jane Gaze (JGa) / / Becky Dacre (BD)(mins)

**1 Apologies** Lesley MacMaster (LM)

**2 Minutes from last meeting** Approved by directors present

**3 Bank balances** Main acct £12,524.19 Noted - received £500 from HSCHT re bungalow

 Savings acct £2,823.49

Centre acct £31,468.41 inc £2,212.56 electric bill for centre

**4 Asset transfer**

Business plan received from Douglas Westwater. Directors discussed main content - emphasis is on getting more rent, but directors thought if quantifiable it should include future cost saving to NHS with services we provide/mental and physical health benefits. **Need to respond with comments about plan.**

John Macdonald from HIE has been in touch and wants to meet up. Thought this would be good to help us respond to the business plan re- next stage in Scottish Land Funs application. **BD to arrange a meeting with John.**

To arrange meeting with Emma/Dot from Highland Council to start discussions about value to be offered for the building and to complete the formal asset transfer application. **BD to do**.

**DJC to look at price to offer council by way of removing costs of recommendations from Energy report done last month by Resource Efficient Scotland etc**

**5 Navi/shop/cafe**

Dishwasher still needs to be fixed. BD related problems that have occurred so far with the machine. It was purchased in September 2018. Due to it being commercial not domestic it does not come with usual warranty. There is a parts warranty so costs for replacement parts are covered. The timer stopped working which meant it was filling when it shouldn’t have been. This was replaced by Comcat Engineering. Then the door started filling up inside with water. The engineer came back to look after walking away from the job initially and said the door needed replacing as it had warped. Comcat have ordered a new door but it has not arrived yet.

**MLM to email Jemma and café about rent increases.**

JG mentioned DTAS oil bulk buying scheme which could be for whole village and may help to keep costs down. **JGa to look into it**.

The café girls have cut down bushes in front of the café without getting permission. They want to put decking at the front but nobody has any recollection that girls asked ACC permission. DJC did ask when he had the café. The directors need to see plans of proposals. Worries about impinging on parking space etc. **MLM to add to email about rent increases**.

**6 Sgoil na coille**

Easter event went very well, but found access track in poor state which could damage cars. BD has got in touch with Kirsty Mann from Forestry Commission as they maintain the track. Signs are needed to warn of poor condition of track. Kirsty Mann replied and also said lease has run out. Nobody present has ever seen a lease or was aware that one existed. It was arranged between ACCouncil (tenant) and Forestry Commission (landlord) with ACC being the ‘operators’ in 2002. (15 years so ran out in 2017). **BD to arrange meeting with Kirsty.**

**7 New M & A’s**

OSCR have not approved new M & A’s. MLM has got back to OSCR suggesting a way forward and OSCR have said the clause in question needs re-wording. It was from our existing M & A’s and would not be acceptable as charitable purpose as rules have changed now.

These changes will still need to be ratified by members at an EGM.

**8 Insurance**

BD asked if ACC needed cyber insurance as it was offered at renewal of general insurance. Decided not needed.

**AOB**

1 **Printer** MLM said the company she works for was given a printer which they do not need and the partners have offered it to ACC free of charge if wanted. Decided it was a good idea as seems to have more desirable features than current one. Also looking to replace current one when cartridges run out. – **MLM to sort.**

2 **Accounts** – Discussion about new accountant. MLM to contact R A Clements. DJC asked BD if she could contact Sarah Kennedy to ask if she has any info which could be forwarded to the new accountant. **Action: BD**

Meeting closed at 9.25pm