



Kilfinan Community Forest Company

Minutes of Board Meeting

Date: 23rd February 2023

Agenda Item	Minutes	Action
Present	J.S, B.B, D.M, S.D, A.P	
Apologies	None	
Declarations of Interest	B.B – Rents a poly tunnel S.D– Rents Container Storage	
Minutes of Previous Meeting	Minutes of the 9 th February Proposed – B.B Seconded – A.P	
Matters Arising from Previous Minutes	An explanation was given to all trustees regarding confidential Board information and discussions with members including any email responses. This followed an email to the Board from one of the potential Crofters, saying that she no longer wishes to proceed with her croft application. S.D sent an acknowledgement which was thought by some as being insensitive. But being purely an acknowledgement, was regarded by the Board as quite acceptable. A.P then followed up with apologetic emails which were also regarded as quite acceptable. We did however, decide on a unified response to future email communications to the Board with D.M heading up an initial response and a holding email so that we could all discuss any appropriate response.	
Health & Safety	A.P & B.B will organise works to repair those hazardous areas highlighted at our previous meeting. Both the contractor and member W.M, have agreed to assist with the works with W.M to set up and expand a group of volunteers to assist with future path and infrastructure repairs. They can then liaise with the board for any decisions to be made.	A.P & B.B
Decisions made via email.	None	
Board Reports.	None	

<p>Other Agenda Items</p>	<p>Advertising for a new part-time secretarial help – This is ongoing as D.M does not think this is necessary at present by may well be in the future.</p> <p>Log Pile Clearance – Having reviewed the quotes obtained, the Board agreed to go with the quote from a local contractor and Bob kindly agreed to get that actioned.</p> <p>Sale of Building plots – We agreed to sell the building plots at the original price the plot holders were offered, being a discount of 50% on the perceived full value of each plot. We agreed that this sum should then be repaid to KCFC on the sale of the property. J.S wanted an element of inflation proofing to discount ie, 3% per year increase. J.S requested that her position on the subject and her disagreement with the other Board members should be minuted. Having put this to a vote the board agreed 4 to 1 not to have an inflation proofing element just a straight repayment of the discount. This decision overturns the previous Boards minutes dated 4th July 2022 of a percentage Rural Housing Burden. The justification for this decision is because of members feedback following the AGM held in November 2022 and subsequent conversations with members and the prospective plot purchasers. We were also made aware that any major change away from the ‘on-file’ contracts put forward by Douglas Lamb would incur major legal fees. The Board wanted it noted that this situation has been brought about by actions of board/s prior to 2022. They also want it noted that this has so far cost the Forest in excess of £25,000 in legal advice and other fees so far, with more to come. The Board want noted that there will be no more plot sales in the future without member consultations. The Board want to make sure that the contract states that the plot buyers should not be able to let their house out and that it should be the main residence only. The Board also wanted to make sure that plot buyers should not be able to just buy the land for onward sale without building a house. Other contract details remain confidential to the board and parties involved. We agreed to supply KCFC timber for the construction of the houses at cost.</p>	<p>B.B</p>
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Hydro update –

B.B advised the Board that the hydro maintenance firm we use, would ‘pig’ the hydro inlet pipe to improve water flow and electricity generation and this would be carried out within the next week.

Crofts –

As this is a very complex and controversial subject, we will arrange a special meeting in the near future to discuss this topic on its own and in some detail.

Web site –

C is currently sorting out our new web site and this should be up and running in a few days.

Mounding and planting update –

Following an inspection by B.B and D.M, the mounding and planting has now started in earnest and is progressing well.

Site buildings –

There are several site buildings that have been erected by previous Boards which do not comply with building regulations and planning consent. D.M & B.B agreed to meet with Argyll & Bute planning department, to figure out what was needed to solve this issue. A.P agreed to meet with B.L, a local architect to give us his opinion on the buildings concerned.

Member’s email re: caravans –

Following an email from a member, the question of random caravans dotted around the Forest was highlighted and there are obvious planning implications involved, which we hope to deal with when we meet with the planners of A & B Council.

Quad bikes need and justification –

As the Forest is such a large area, there is a clear need to inspect and repair our infrastructure paths, hydro intake etc. We all agreed to purchase two quad bikes together with one high sided trailer for carrying heavy materials. We have already carried out research on suitable equipment on the sum needed. The purchase of these items brand new also includes appropriate training free of charge. We all agreed with the purchase of these items and to include volunteer helpers in the training

	<p>courses. The Board will place robust restrictions on their use and they will be securely stored.</p> <p>Picnic / Memorial Benches – J.S, having done extensive research on this subject, presented the Board with details of her preferred bench designs from a company who use recycled plastic to make these items. Although they are not cheap, because of the nature and materials used in their construction, they are virtually indestructible and would outlast wooden benches many times over. Their heavy weight is also an advantage in exposed locations. We all agreed to offer the memorial benches at cost to those wanting to remember a deceased relative and to purchase one Picnic bench for the Forest with more to follow.</p>	
Time, Date and place of next meeting	No fixed date was set for our next meeting as it is dependent on various Board members contacting the organisations mentioned to clarify certain legal situations which need to be resolved. Trustees will be advised of a new meeting shortly.	