



## Kilfinan Community Forest Company

### Minutes of Board Meeting

Date: Wednesday 20<sup>th</sup> September 2023

| Agenda Item                           | Minutes  | Action |
|---------------------------------------|--|--------|
| Present                               | Bob Brady (Chair) Ali Porter, Don McInnes, Stuart Dillon, Johanne Sim, Lisa Linsdell-Davis (Minutes Secretary)   |        |
| Apologies                             | None   |        |
| Declarations of Interest              | Bob Brady – Hot House<br>Stuart Dillon – Storage Unit<br>Don McInnes – Work Shop   |        |
| Minutes of Previous Meeting           | Minutes of 23rd August 2023<br>Proposed by – Don McInnes<br>Seconded by – Bob Brady  |        |
| Matters Arising from Previous Minutes | <b>Renting out of Bothy</b> – The Board decided that this should first be done on the Tighnabraich Facebook Page and on our Webpage. Don will check if we need a licence for renting it out.<br><b>Container Leases</b> – These have all now been sent out, signed and first month paid. | D.M    |
| Health & Safety                       | <b>Play Park</b><br>Signs have now arrived and will be put up  |        |
| Decisions made via email.             | <b>No Camping signs</b> – It was agreed that signs could be put up regarding no camping  |        |
| Finance                               | <b>Bank Balances</b><br>Don informed the Board on the account balances.<br><b>Loan Discharge Documents</b> –<br>Don is still waiting on these  |        |
| Forestry Operations                   | <b>Volunteer Group-</b><br>Willy reported that the rain had done some damage to the paths. They will be looked at.<br><b>Tree Nursery</b> –<br>Rock has been broken out for the road access.   | BB     |
| Buildings and Infrastructure          | <b>Access Road</b> –<br>The application form for the Land grant has been completed and is now being checked along with the forest 5 year plan and will then be sent off.<br><b>Road Maintenance</b> –<br>ONGOING   | D.M    |

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| <p>Sale of Building Plots</p> | <p>The cost of utilities have now been agreed with the purchasers.</p> <p>All contracts have been agreed. It is predicted that exchange could be possibly within a week.</p> <p>Water metering – This will be charged on a quarterly basis and will include a standard charge which will be the same amount the forest pay.</p> <p>Sewage – There will be a 80/20 cost split with the plot holders paying 80% of the cost for emptying plus 80% of any other costs involved.</p> <p>Electricity – Will be charged at the standard variable rate for electricity from Octopus Energy, plus a standing charge which will be a 80/20 split. This will be charged quarterly – The plot holders agreed to install meters.</p> <p>Road maintenance – Plot holders, crofters, and KAG will be asked to make a set contribution, along with £500 from KCFC. The 10 croft holders will be asked to contribute £100 per annum. A letter will be sent to the users of the back road into KCFC, regarding contribution towards the road upkeep at that end of KCFC land.</p> <p>These decisions were agreed by all Board members and plot holders.</p>  | <p>D.M</p> |
| <p>Forest Crofts</p>          | <p><b>Updates</b></p> <p>R.B interview – He is not sure if he will proceed but will be offered a lease just in case</p> <p>P.B - Good positive interview. The Board agreed to offer lease. He will get back to us if he wants to go ahead. He is just checking his finances.</p> <p>P.P - Good positive interview. The Board agreed to offer lease subject to final check with Crofting commission on complaints issue.</p> <p>D.H - We will offer an interview.</p> <p>D.C - We will offer an interview.</p> <p>I.W - As he has refused to come for an interview or resubmit an amended planting plan we unanimously agreed that croft 4 should be reallocated.</p> <p>R and L - Their revised planting plan was considered satisfactory but we were concerned that they felt under duress with some of these amendments and will write with our concerns as we do not want to offer a lease to any crofter under these circumstances. He will be contacted regarding this.</p> <p>Complaint guidance - As croft 3 has been effectively abandoned and neglected over the last 5 years, we all agreed to seek legal advice on this issue. Don will liaise with the litigation department of our solicitors accordingly.</p> |            |

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|                                      |   | DM                                       |
| Other Agenda Items                   | <p><b>Log Cabins –</b><br/>On hold until the New Year.</p> <p><b>Grant Application –</b> Lisa has completed this and sent it off.</p> <p><b>Grant Application for solar panels –</b><br/>Ali to liaise with Lisa regarding putting in an application.</p> <p><b>Argyl Botany Lease –</b><br/>The Board agreed to look at the terms of the Lease in a year to see if more can be done to help them.</p> <p><b>Housing Plot 4 planning renewal –</b><br/>The Board agreed to renew the planning permission.</p> <p><b>Arts &amp; M's –</b><br/>Lisa explained that based on evidence from OSCR, previous Boards have possibly been using an incorrect version of the constitution. This is because it was not lodged at companies house within the permitted time scale of 15 days. This can be rectified by holding an EGM before the next AGM to vote on amendments to the constitution.</p> <p><b>Office Container –</b><br/>There has been a request from a member to rent it. The Board agreed and KCFC will repaint it and make it presentable.</p> <p><b>Deer Fencing –</b><br/>Contractors have stated that they cannot deliver it before the trees arrive, this is not acceptable so the board has sought for a different supplier. A quote has been obtained from Treeline which would result in a saving of £4,000 and are waiting on a second quote. The Board agreed that whichever of these is the cheapest, we would accept and cancel the present contractor.</p> <p><b>S.M – On behalf of McCuin Clan Woods</b><br/>They would like to lease some land in exchange for payment for trees in our proposed orchard and help with the deer fencing. The Board agreed to a donation of £1,000 towards the trees plus a donation towards the deer-fencing (sum yet to be decided). The Board have tentatively agreed to the possibility of leasing them a hectare of land opposite the middle section of land where the tree orchard is planned for £150 per annum. But the Board would like to see a plan first.</p> | <p>A.P &amp; LLD</p> <p>BB</p> <p>BB</p> |
| Time, Date and place of next meeting | <p>Forest Centre</p> <p>Wednesday 4th October 2pm</p>   |  |