



MCDC Board Meeting Minutes

Date :	7/2/2024
Time:	7:30
Location :	Lochaline Village Hall
Public/Board Only	Public
Directors Attending:	Angus Robertson, Sue Layton, Bob Jones, Henriette Laidlaw, Sam Firth, Jane Stuart-Smith
Staff attending:	
Public attending :	8 members of the public – Veronique, Miles, Stuart, Katrina, Shirley, Faith, Ivan, Roger
Apologies:	Keith Laidlaw, Clara Montgomery, Teresa Bolton
Chaired by:	Angus Robertson
Minutes by:	Henriette Laidlaw
Conflicts of Interests:	None
Meeting is quorum:	(Minimum 3 directors, and majority elected directors)

Agenda Points	Summary/Discussion/Feedback	Actions/Decisions
<i>Actions from Last meeting</i>	<i>Minutes approved on January 15</i>	
<i>Kevin Laurie resignation</i>	<i>The board would like to thank Kevin and understand his decision. Angus will write a letter to Kevin. Sam will take on as interim Vice Chair,</i>	1,G
<i>Minutes procedure</i>	<i>We have set up a new process for recording – currently we are taking minutes in a rota – the board will revisit this decision. We are committed to complete minutes very quickly and approving them as a board by email that will allow us to publish them on Morvern.org within one week.</i>	A
<i>Missing minutes</i>	<i>The missing minutes for September and November, Sue has completed September, and we are still working on November. It has come to light that Amy Stammers did take minutes; we will contact Amy to get the minutes from November.</i>	2
<i>Board Training</i>	<i>Audrey from DTAS has offered to come and do a training of the board, she is not available until March – we will do a doodle pool for suggestions of dates.</i>	3
<i>Café lease</i>	<i>The advert is out – closing date 21st of February - the board is now putting together a questionnaire for all applicants. We have two MCTC directors on interview panel – would like to add an MCDC director to this. Sam is happy to join interview board. MCTC advised they are keen for the hub to be open for evening dinners. Member of Public made the point that to have it open in the evening would require additional staffing. Board is open to ideas and recognize how important the hub is for the community and our ability to attract visitors.</i>	B
<i>Local Place Plan</i>	<i>Lilia is assisting with funding applications. Steering committee has been put together with Sam from MCDC on the steering committee.</i>	
<i>Shiel Bus Parking</i>	<i>We have agreed that Sheil buses can move to the hazel wood carpark now on a temporary basis (so that they can retain the contract), while we seek to do the work to create a suitable dedicated parking bay for them, per the requirements of Transport Scotland. We recognize that that space needs some additional work to improve it. MCDC will be looking at costing.</i>	C,4,i
<i>Communication & Newsletter</i>	<i>Meeting with Lilia and Isla New template for minutes agreed which will include a section on what the board wants communicated out (in a different form to the minutes)</i>	D
<i>Financial Management</i>	<i>Keith Laidlaw is the new treasurer – and the treasurers from each of the sub companies (MCTC and MorVolt) will be working together to establish a budget. Angus and Keith are working on the process to hand over. Management reports to be shared on a quarterly basis</i>	F
<i>Mem and Arts</i>	<i>We are carrying out a review of our memory and articles. DTAS have suggested that our articles are out of date, there is several smaller issues to clean up. DTAS will send us the new proforma articles. Adeline is looking at this too. There is a lot to go through, everything from code of conduct to voting etc. It is our plan to present the</i>	


	<i>new articles to the community either at an EGM or AGM. They will be presented to the membership in plain English. The subgroup will present options to the board.</i>	
<i>Housing Project Review</i>	<p><i>Housing group has met. Current proposal is in with Highland Council, there might be an issue with current planned access, there is also a question relating to some of the trees, the latter the housing group feels can be addressed the former could potentially mean some changes. MCDC are hopeful of securing 50% grant funding from Scottish Governments Rural Housing Fund. The search continues on how to finance the rest.</i></p> <p><i>From the floor – will the water be diverted away, want to ensure that the drainage is not going to negatively affect Kirk Brae houses. This will be addressed.</i></p> <p><i>From the floor is there a need for the houses, the survey that URRAM did will give us some insight into this.</i></p> <p><i>The issue we are trying to address is the school roll.</i></p> <p><i>From the floor, is there going to be any key houses, the board stated that one of the benefits with us having control of the rental of these houses is that we can set criteria for tenants, could be young families, key workers etc.</i></p>	
<i>MCTC Update</i>	<p><i>Main focus is advertising for the Marina. Last year season was not the best, we are aiming for a stronger season. The Marina is already open.</i></p> <p><i>From the floor – they have not been billed for their e-bikes.</i></p> <p><i>From the floor – The Marina is expensive, board responded that currently we are not, we are now towards to bottom of the list locally for marina fees. MCTC have gone through price matching with other local marinas.</i></p> <p><i>The board decided to put some money into more advertising.</i></p>	10
<i>MorVolts Update</i>	<p><i>October November were on average dry, December was wet while January was a mixed bag. Overall the outcome for the period was slightly under expectation.</i></p> <p><i>The pigging(pipe cleaning) made a big difference and will be planned to be a regular event.</i></p> <p><i>In November the hydro shut down due to a voltage issue in Lochaber, normally this would just mean a re-set, however this was when we had the big landslides. Douglas was able to get up there on his pedal bike. The Forest Commission has now come around to fix the road, as a result we lost a couple of days of production.</i></p> <p><i>From the floor – should we invest in a quad bike?</i></p> <p><i>Financially things are looking good as we have an exceptional high export price which kicked in this year.</i></p> <p><i>From the floor, is there any scope in paying off the part of the loan that's on a variable rate earlier, this is something the board is looking at.</i></p> <p><i>Morvolt reports needs to go back up on the new website</i></p>	5
<i>Dates of future meetings</i>	<i>To be confirmed</i>	
<i>AOB – Miles's complaint</i>	<p><i>Formal Complaint from Miles. Please see attached document from AR.</i></p> <p><i>Angus explained that it was a difficult time for MCDC with the AGM and then Xmas, however MCDC do recognize that we did not live up to the expected standard for communication with our members.</i></p> <p><i>Miles has offered to assist MCDC to see if we can recover any of the funds and to look at any potential issues with new contracts.</i></p> <p><i>Ivan informed us that a 110 kW supply has been put in at the marina, the max we have ever used is 15kW.</i></p> <p><i>Miles has offered to look at both electricity contracts. Angus will provide Miles with the necessary information.</i></p> <p><i>Miles informed us that our providers are under legal obligation to provide us proper advice, this might mean to go to OFCOM.</i></p> <p><i>The board would like to officially thank Miles for his persistence, and we look forward to working with him. AR will act as liaison between Miles and Lilia.</i></p>	6
<i>AOB – Car Charging Cost</i>	<p><i>A chart has been put together explaining why our costs are so high.</i></p> <p><i>MCDC did a review of the price about a year ago as per summary report by AR, the report will be used in communication to the community.</i></p> <p><i>We use the same principle as for the fuel-pumps. However currently we are not keeping the depreciation costs of the equipment.</i></p> <p><i>The current price of £1 is heavily depending on our current electricity price, with reduced electricity price we should be able to substantially reduce the charging cost.</i></p>	iii

AOB – Work party in the Hazelwood	Veronique suggested a work-party in the Hazel wood. Alastair Firth is willing to advice; Veronique will organise a Saturday. The board fully support the initiative.	E,7,8,i
AOB – What are the office hours	There is currently no fixed working hours. With a faced return to work we don't have office hours. It has been suggested that fixed hours are introduced and publicized so that members of the public knows when the office is open.	9

#	Action Items	Resp	Due
1	A letter to Kevin thanking him	AR	ASAP
2	Ask Amy if she has the minutes from the November '23 Meeting	AR/SL	ASAP
3	Doodle pool for governance training and book Audrey for training	AR	
4	MCDC to get quote for Hazel Wood Car Park, to tidy up.	AR	ASAP
5	Get MorVolt reports back up on Morvern	AR	ASAP
6	Miles will assist MCDC to investigate what option there is relating to recovery of electricity payments and to look at new contracts.	AR/ MW	March '24
7	Veronique to contact Lesley Jones regarding coppicing Hazels in Hazel wood and arranges a work party	VW	
8	Sam to talk to Alsdair about a 10-year plan for a wood management plan Hazel Wood (consider car park)	SF	March '24
9	Establish some core hours that is office hours and publish those	AR	ASAP
10	MCTC to ensure all E-bike billing is done on a regular basis	SL	ASAP

#	Decisions
A	Board has agreed that minutes will be made public within one week.
B	Sam will join interview board for new Café tenant as representative for MCDC
C	The board has agreed to provide parking in Hazel Wood car park to Shiel Busses
D	The board has agreed to change the minutes template to include a section on communication
E	The board approved a community run effort to tidy up Hazel wood.
F	Board committed to provide quarterly financial management report
G	The board appointed Sam to the role of interim Vice Chair, Board aims to find a full-time vice chair ASAP

#	For communication	Resp	Media
i	Work party and Shiel busses	HL	
ii	Thank you to Miles for stepping forward and Ivan for offering to help – how the community can help	HL	
lii	EV charge point pricing, an article for newsletter	AR	

Next Meeting	Date	7 March	Time:	7 pm
	Location	The hub	Public/Board Only	Public
Minutes approved	Date	14/02/2024		Angus Robertson