

**Minutes of Morvern Community Development Company
Board Meeting
Wednesday, 10th June 2020, held by Zoom, 7.30pm**

MCDC/MCTC Directors: Jane Stuart – Smith - Chair, Sarah Jones – Vice Chair, Angus Robertson, Jennie Robertson, Nick Tordoff, Amy Stammers, Lesley Jones, Mark Lawrence, Alasdair Firth, Morven Gemmill, Bob Jones, Lilia Dobrokhodova (Development Officer).

Apologies: none

Agenda:

1. Apologies
2. Minutes of previous meeting
3. Matters arising
4. MCDC/MCTC code of conduct and register of interests
5. Projects update
 - Barr Hydro
 - Housing and Community hub
 - Marina and Management accounts
6. MCDC/MCTC bounce back loans
7. Atlantic Woodland project –revisit
8. AOB
9. Next meeting – 15th July, Zoom.

2. Minutes – minutes of May meeting proposed by Amy, seconded by Nick.

3. Matters arising

Directors Training - Thank you to the board for taking part in directors' training. 2 packs received with information from DTAS if anyone would like a copy.

4. Code of conduct and register of interests – all registers now online.

Jennie will be required to do further work on Barr archaeology. Jane and Sarah run a food based business. If anything further comes up, directors will declare an interest at that time.

Question arisen whether partners' interests should be declared as part of register of interests. Jane and Lilia will review and will check what the articles say and what everybody's register of interests says.

5. Projects updates:

Barr Hydro – Financial close achieved and construction slowly starting on site. MorVolts are providing regular updates to the community through social media and morvern.org DA Macdoland workers are currently staying at Ardtornish. If any issues with anything, please inform the MorVolts team. Programme is looking

to commission the scheme in June 2021. MorVolts paid many very large bills and bought EURO to purchase the turbine so EURO money is secure after having been lost within the bank temporarily. The fire brigade and coast guard have been working on emergency planning for Barr, MorVolts team are aware of it.

Housing and Community Hub – announced our intention for EoI for the cafe at the hub during the MCC meeting on 1st June. The information is now on Facebook with lots of comments, both negative and positive. Not sure if the statement should be made on Facebook and this is for discussion at this meeting.

There are issues of confidentiality around this issue which puts MCDC at risk of the accusation we intend to compete with local businesses. This is not the case as we are responding to an approach from the community and we need to explain this without breaching any confidences. At present we cannot explain why we know this is the case.

Directors agreed that another statement would be issued once the dust has settled. Issue of unfair disadvantage was discussed. The directors agreed that the Eofl process is open and transparent and all local businesses should be encouraged to come forward with their proposals.

The sub – group will put something on Facebook in a couple of day's time. Hoping to start on site again in July, virus situation depending. Lilia will pass on the increase/decrease in costs once clarification received from the architect.

Marina – marina is shut, no boats around. Perhaps open again in August, if open at all. Staff still furloughed but need to see how this is going to go ahead if no income from the harbour.

MCTC meeting needs to be scheduled for next week.

6. **Bounce Back Loans**

The boards of MCTC and MCDC are asked to approve the treasurer's proposal to accept the Co-op banks offer to lend £50,000 to MCDC and £41,000 to MCTC via the government guaranteed bounce back loan scheme, under the following condition:

- 1) That no funds from the loan will be made available for management to spend without the approval of the full board of each company, which consent will only be granted if the board believe it to be in the best interest of the company to do so.
- 2) That, for MCDC, taking out this loan is acceptable to Triodos under the terms of the mortgage agreement that MCDC has with them (see note of explanation below).

By way of background on the loan offers:

Both Lilia and Angus have read through the offer documents plus the bank's standard terms for this agreement. The main terms of the agreement include.

1. Full payment to us on day 1,
 2. Term/duration of agreement = 6 years or 72 months
 3. Interest free to us for first 12 months and at a rate of 2.5% pa. (fixed rate), on outstanding balance for the remaining 5 years.
 4. Capital to be repaid in equal monthly instalments from the start of year 2 of the agreement, but can be repaid early with no penalty charges.
- We have also checked our Articles of Association and confirm that both companies have the powers to take out these loans.

We have just one concern – for MCDC will Triodos, with whom we have a mortgage agreement to finance the housing project, allow us to take out this loan with another bank. Lilia has asked that question of them. Our contact with Triodos needs to check with his credit team but seems confident that he can make it work.

We imagine that these funds should be held back in reserve in case something goes wrong over the next 12 months and should only be spent in an emergency or if there is a clear and reliable plan to show they can be repaid. In this Covid and recession linked world it is good to have such an emergency fund which is free of cost for 12 months.

The boards of MCDC and MCTC accepted this unanimously. A separate line in management accounts will be made if/when spending any funds from loans.

Angus will carry on with producing management accounts for each meeting. Discussion took place around frequency of the reports, monthly to quarterly if this is sufficient. More work in comparing year on year information.

7. **Atlantic Woodland project** – email was received by MCDC to say that RSPB are revisiting the project and applying for new funding. They are keen to reengage with the community through the next MCC meeting in July. Lilia to write to RSPB asking if they still want an office in the hub.

8. **AOB** –

Killundine – offer from SLF received but not the full amount, information is embargoed. Quite a bit short of the amount required to buy the estate. Fund raising would be required up to end of October 2020. It would be useful to speak to Lilia with regard to funders at some point, Lilia happy to help.

Email to Jane re harbour master not wearing a **life jacket** when on pontoons. Cause for concern. MCTC to address. Jane will pass the email to MCTC.

Email from a member of the community as to why MCDC is not issuing grants during the COVID situation. JSS had explained that MCDC does

not have cash to distribute to business but that MCT is the body to apply to. MCDC has arranged a **Zoom meeting** next Wednesday, 17th June between 6 and 8pm, Zoom link is <https://us02web.zoom.us/j/87526188970?pwd=aUZKd0VBaCsrckQ4d2JMaXgxRVpUUT09> to discuss ways MCDC can support small local businesses with information etc on grants available from government bodies re COVID19. All self employed and small businesses are welcome to attend

- 9. Next meeting** – 15th July, by Zoom at 7.30 pm.

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