

Minute of Colintraive and Glendaruel Development Community Meeting

Thursday 3 October, Glendaruel Village Hall

Directors Present	Charles Dixon-Spain (CDS) (Chair), Jim McLuckie (JM), Cathleen Russell (CR), Alex McNaughton (AM)	
Apologies	Colin Boyd, John Shiveral	
Members of Community	73 community members	
Apologies from Community	Fiona Page, Fiona Hamilton, Danielle Clarke, Graham Clarke, Michael Kaufmann, Elizabeth Fairbairn, Michael Russell, John McEwen, Maureen Jackson	
Welcome	CDS welcomed everyone and apologised for the need to cancel the AGM at short notice. This was due to some of the community not receiving the statutory notice.	AGM will be re-scheduled for Nov date to be announced
Purple Alert	CR gave a short presentation on Purple Alert, an app, which can be downloaded and used by the community. This app alerts the community, by notifying them that someone is missing and to look out for them and contact their carer if found.	For further information contact Cathleen at cathleen.russell@mac.com
New Members	CDS welcomed the requests for membership. Due to the board not being quorate they will need to be considered at the next board meeting. There has been a request regarding youth members which the board will also discuss at next meeting.	Member applications and youth membership to be discussed at next board
Document circulated by Reg Macdonald	CDS informed meeting that due to the board in the process of taking legal advice regarding the anonymous document circulated to some members of the community by Reg Macdonald we would not be taking any questions relating to the material in document.	
Correspondence	CDS informed the meeting that people had contacted directors very upset by contents. He informed meeting that Michael Russell, MSP, had written to Mr Macdonald asking for names of authors to enable him to respond by answering their queries and challenge their version of events. Fiona Hamilton wrote informing the meeting that she did not appreciate receiving such a document trying to blacken the names of some members of the community. Chris Leigh and others contacted the board to ask about issues around the Solum which should be answered in the discussion later on agenda but if not to contact the board by email, phone or letter and we will respond.	

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Purchase of Forest	<p>CDS put up selection of slides that showed timescale of purchase of forest</p> <p>2010 Stronafian forest offered to the Community by FCS Community Votes: 66% in favour of purchase. 67% voted Application for Right to Buy under the NFLS</p> <p>2011 NFLS approves Right to Buy on basis of revised business plan 18 months to Organise funding - deadline Nov 2012 Revised plan consulted on for purchase</p> <p>2012 CGDT puts public/private contact in place for 1.3M plus Applies for and wins funding for £300K FCS extends Right to Buy to end of financial year</p> <p>2013 CGDT purchases forest for £1.55M</p> <p>CDS went on to further explain: 2011 The NFLS panel asked for a fundamental change to the business plan because they were concerned the revenue available to the trust from the felling schedule would not cover the borrowings required to purchase the forest. The idea of a commercial partner was already being investigated by the trust, and this, it was indicated, would be a worthwhile approach to take. The NFLS panel delayed their decision until June and then approved the application for a community right to buy.</p>	
Offer from Stakis	<p>CDS explained the history of offers</p> <p>First offer: the board did respond to the inquiry with queries about the offer, but no detail was forthcoming from the tenant's agent and therefore the matter lapsed.</p> <p>Second offer: the tenant's agent approached the DT again with a detailed offer, which was revised as questions from the board arose - particularly around access and clawbacks etc</p> <p>The offer at present is:</p> <ol style="list-style-type: none"> 1. Offered £200k which was revised up to £240k 2. Clawbacks on Renewables, minerals and development 3. 10 year limit on clawbacks 4. Limited to areas that we already lease and not the 100ha we own and manage 5. Access to community to be honoured. 	

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Pros and Cons	<p>PROS</p> <p>Unlimited funds for community use</p> <p>Fulfil outstanding elements of community's What's Next? agenda</p> <p>CONS</p> <p>Lose leverage over use of leased areas</p> <ul style="list-style-type: none">PlanningUseAccess <p>Lose long term asset for community</p> <p>Boundaries difficult if not impossible to fence or police</p> <p>Own 3 unconnected parcels</p> <p>Investment in infrastructure and building lost</p> <p>Unrestricted access to archaeology may be compromised</p> <p>Lose option on predetermined areas</p>	
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Discussion	<p>Below is a list of some of the questions (Q) and answers (A), also some information points (I). They are not verbatim nor in order as I, CR, cannot write that fast.</p> <p>Q. How does trust work? A. Meetings presently closed but will discuss at next board meeting possibility of having some open meetings. Board report at Community Council meetings regularly, minutes on website, Community newsletter</p> <p>Q. How do we own forest? A. History of purchase (see above)</p> <p>Q. Has a valuation been undertaken? A. No, as DT don't wish to waste money. They will obtain a valuation if the community wish to sell but DT has had verbal valuations of about £100k - £150k</p> <p>I. Purchaser could value it for community.</p> <p>Q. Do you get grants if you don't own the land? A. No</p> <p>Q. Do we have to pay money that we got from SG back? A. No, it's over 5 years.</p> <p>Q. Could Stakis sell it on? A. Yes, if they own it.</p> <p>Q. What's the rush? A. It was felt that community should be told about offer as soon as possible. Advise on this was sought from Forest Group.</p> <p>Q. Why was forest leased in the way it was? A. Original business plan was not affordable and in order to be able to purchase the forest the DT had to lease most of it.</p> <p>Q. DT obviously need money? A. Yes and it is always applying for grants - some successfully and some not, also European money has dried up. This should not influence sale of forest.</p> <p>Q. Stakis would need to come to DT for permission to access some pockets of land? A. Yes as there is one section that is not joined to the rest.</p> <p>Q. Could the money be used on the LL&CW? A. No, because path goes through 5 different communities. If ColGlen wished some of the money could be used in our section. CDS went on to explain that the DT were trying to develop a business opportunity that would bring in an income for the LL&CW.</p> <p>Q. Would the sale be freehold? A. Yes</p> <p>Q. What would the money be used for? A. It would be for community to decide but would hopefully include the community What's Next plan.</p> <p>Q. Why does Stakis want to purchase Solum? A. Don't know.</p> <p>I. You have to replant when you cut down.</p> <p>Q. Does the trust own the forest? A. Yes, the membership of the development trust own the forest on behalf of the community, with the board of directors managing the asset on behalf of the membership.</p>	DT board to discuss having some open meetings.
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Vote on options	<p>CDS drew discussion to an end and informed meeting that there was 3 options that they could vote for:</p> <ol style="list-style-type: none">1. Accept offer as it is. 0 votes2. Renegotiate following this discussion. 2 votes3. Reject outright. 71 votes <p>The board members present, on principle, did not vote as they require to maintain a positive working relationship with their tenants.</p> <p>CDS told the meeting that he would inform Stakis of our decision as soon as possible.</p> <p>CDS thanked everyone for their contribution to meeting.</p>	CDS to inform Stakis of decision of community
	<p>DT was thanked from the floor for their hard work and commitment.</p> <p>Meeting closed</p>	