

## **IGHT Board meeting**

Monday 15<sup>th</sup> January at 7pm - Trust Office / Microsoft Teams

Present: Andy Clements (AC), Jane Clements (JC), Fergus Christie (FC), Tim Lister (TL), Jane Millar (JM), Adam Murphy (AM), Ian Pinniger (IP), Graham White (GW), Ian Wilson (IW)

Minutes: JM

### **1. Welcome and Apologies**

IW welcomed everyone to the meeting.

### **2. Monthly Management Report**

<b>IGHT</b>	<b>BALANCE AT 31.12.2023</b>
CURRENT ACCOUNT	£380,831.48
INTEREST ACCOUNT	£496,306.44
BOUNCE BACK LOAN	-£24,166.77
NATIONWIDE LOAN	£0
CREDIT CARD	-£963.46

<b>GTL</b>	<b>BALANCE AT 31.12.2023</b>
CURRENT ACCOUNT	£28,835.79
CAMPSITE ACCOUNT	£15,090.22
BOUNCE BACK LOAN	-£25,833.43

<b>GGPL</b>	<b>BALANCE AT 31.12.2023</b>
CURRENT ACCOUNT	£40,233.22
DEPOSIT ACCOUNT	£22,561.98
LOAN ACCOUNT	£0

<b>GREL</b>	<b>BALANCE AT 31.12.2023</b>
CURRENT ACCOUNT	£92,692.85
SINKING ACCOUNT	£87,420.16
BOUNCE BACK LOAN	-£25,833.43

Financial – IGHT’s cash position has increased following receipt of donations from the subsidiary companies. The board agreed to repay the IGHT Bounce Back Loan in full.

Woodland Management Plan – This is now proceeding but will only include IGHT in-house woodland currently to allow IGHT to obtain a felling and thinning licence from Scottish Forestry. The long-term aspiration is to have an island wide management plan that covers all woodland, including woodlands that sits within existing agricultural tenancies. Further conversations need to take place regarding operational management but obtaining the permission in the meantime will allow essential felling and thinning works to be completed, particularly at Achamore Gardens. TreeStory are also going to issue some information on tenants’ responsibilities. A summary will be sent to members as part of the stakeholder consultation.

Gigha Hotel – Quotes are being sought for re-wiring the building and installing a new septic tank. Bar renovation works will be underway soon now that funding has been secured. The board discussed the possibility of continuing the temporary bar set up this year whilst renovation works continue. This will become clearer once a programme for the construction work is prepared.

### **3. Subsidiary Merger**

IP is working with SB and JM to progress the merging of GTL into GGPL. The new company name will be Gigha Trading & Renewables Limited (GTRL). GTL assets such as the campsite and moorings will be transferred to GGPL,

and leases will be updated. The board agreed to proceed and start moving GTL assets to GPL prior to 1<sup>st</sup> April to allow GTL to be dissolved by 31<sup>st</sup> March 2024. IP is to issue a summary of asset movements. SB has prepared an action plan which was included in the MMR.

#### **4. Management Fees**

The auditors raised the issue of the management fees that the subsidiary companies pay to IGHT. Previously the fee has been £10k from each company to cover costs such as staff time, overheads, insurance, etc. The auditors felt that the management fees either need a proper calculation (including a note/timesheet of staff time spent on each company), or alternatively to do without the management fees as the subsidiaries will still make a donation to IGHT and there will be no tax implication. The board agreed to no longer have management fees as the time involved throughout the year to calculate the fee is not efficient.

#### **5. 2024 Board Action Plan**

The board agreed to have an annual action plan as this has been useful for reporting against progress throughout the year. JM is to draft a plan and circulate round the board for comments.

#### **6. Gigha Day**

Community Land Scotland have asked Gigha to host a Simon Fraser Memorial event as part of their 100 years of community land ownership celebrations this year. It has been decided to have this event during the day on Friday 15<sup>th</sup> March. The event will have speakers / presentations and possibly a workshop/activity. The board would also like there to be a ceilidh in the evening for the community.

A new logo will be required for GTRL. A note is to be issued in the next newsletter to ask for artwork to develop this logo. The logo may be revealed on Gigha Day if timings allow.

#### **7. Distillery**

The board met with Jim Coates and Euan Thomson on Saturday 13<sup>th</sup> January to review the distillery project concept and business proposal. The board raised different questions and now feel they are in a position to present the proposal to the membership and hold a members meeting. A letter is to be issued to the membership to outline the concept and notify members of a meeting in the Gigha Hotel on Wednesday 31<sup>st</sup> January. IW is to discuss this proposal with HIE.

#### **8. Correspondence**

Visitor Management Survey – The board agreed for Casey-Jo to issue the visitor management survey to the community.

#### **9. AOB**

10-year working group – The group are aiming to issue a community survey soon in order to start the process in producing a Community Action Plan, similar to what the Isle of Jura has. There is a standard consultation process that has worked well in other communities which the group hope to follow.

#### **10. Staff Salaries**

AC, JC, JM & GW have a conflict of interest and therefore left the meeting. The remaining board members discussed salaries and agreed increases.

**Meeting closed 9.30pm**

**Next meeting date – Monday 19<sup>th</sup> February 2024**