

IGHT Member's Meeting: Thursday 12th May 2022 at Gigha Village Hall

Present from IGHT: Fergus Christie (FC), Andy Clements (AC), Jane Clements (JC), Liz McCrindle (LM), Ian Wilson (IW).

Apologies: Ian Pinniger

34 Members were present.

Minutes: Casey-Jo Zammit

1. Chair Welcome

Meeting opened at 19:02, IW welcomed all members to meeting.

2. Approval of minutes from 3rd March 2022 Member's Meeting

IW confirmed the approval of meeting minutes could not be completed until following amendments had been made. LM confirmed the minutes will be amended to include:

- a) the correction of the final comments made in the last meeting from member about the spirit of which decisions should be undertaken on the island (noted below).
- b) the addition of a member question made at the previous meeting with regards to house renovations and a minuted response from the Board.
- c) the addition of the hypothetical scenario raised by IW regarding accepting a £20k reduced offers on Kinnererach for a family in comparison to receiving an additional £20k for a holiday home.
- d) the addition of the conflict of interest declared at the last meeting with regards to the sale of Kinnererach.

The final comments made in the last meeting from a member about the spirit of which decisions should be undertaken on the island are to be corrected to the following:

"It is right that we celebrate the success of the last 20 years and what has been achieved. What is also right is that we continue forward in a way that is aligned with the reason that Gigha was bought. Gigha was bought to ensure that the residents influenced their future, and the Trust was established ensuring that members have a say in what happens to the Trust and how assets are held. A suite of documents is in place to guide the Board in decision making and when members will be consulted and asked to vote. It includes the Articles and Addendum to the Articles and several policies developed by the membership and voted in by the membership with the route established as to how these would be reviewed. These were all developed to assist the Board and were formed based on the importance of members having their say in decision making in line with the reasons for the original purchase, and because the ownership of Gigha is for the long-term and decisions must not be 'short-termist' but create opportunities for the future and current generations, and not establish constraints. The Articles and the Addendum set out the spirit and when decisions would be brought back to the membership. This mechanism is set to support the Board to inform development activity. It is clear that from membership questions and pattern of decision making, that this mechanism needs to be utilised more in line with the spirit of the Addendum. Whilst community consultation is a very important mechanism to shape development, so to is reverting to the membership early enough in the development of projects to maintain and obtain membership buy-in."

IW confirmed that the Board will be looking at the 20-year plan and this will be put back to members, and that a working group will be set up to look at the 10/20 year masterplan.

The trial format of the meetings that include a transcript of the meeting alongside the minutes were discussed and will be reviewed by the Board.

3. General update on IGHT activity from Chair

Potential delay to campsite opening date due to recent septic tank issue caused by heavy rainfall. Members raised questions regarding a Clerk of Works to supervise the build of the campsite, and the movement of the water installation to a further distance from the campsite. IW confirmed there would be no risk to the Trust with the exception of a delayed opening date, and no financial implications to the budget for the altered position of water installation or the septic tank.

Planning permission for third phase of path network is being looked at.

As of May 2022, the Finance Manager will no longer be working for IGHT. She will continue to work on an ad hoc, advisory basis until July. Staff wages will be moved to Abacus as this is deemed the most cost-effective method, and the other financial tasks will be taken on by Shona Bannatyne and Jane Millar. LM is also to contribute to reporting and spreadsheet work as a remunerated position due to experience in bookkeeping and financial software used by the Trust, Sage. OSCR and solicitors were consulted on LM involvement, which is possible as the role already exists within IGHT. This will be reviewed in the coming months to assess distribution of tasks in the IGHT staff team and/or the hire of a replacement Finance Manager.

4. Sale of Kinnererach

IW gave an update on the sale of Kinnererach. The property was valued at £200,000 and marketed at £195,000. 12 viewings were conducted, and 5 offers received in excess of asking price: £200,000, £220,000, £230,050, £241,500 and £250,000. The accepted offer was the highest at £250,000 but the sale, as of date of the meeting, had not yet been concluded. Members raised the following concerns:

- a) the methodology that was used to sell the property was without membership consultation.
- b) the omission of exploring the option of selling the steadings as a separate entity.
- c) the omission of obtaining competing valuations for the property.
- d) the omission of obtaining valuation for the steadings, and valuation being given as a home report for the house only.
- e) the methodology used for the sale after a conflict of interest was declared and that this was not minuted in the previous meeting.
- f) the sale of the road with Kinnererach property.
- g) the sale of Kinnererach with 2.5 acres of land, in light of community members being unable to purchase more than 1 acre of land.

IW stated that a rumour was received regarding the conflict of interest, but this offer was withdrawn within two weeks, at which point no members of the Board had a conflict of interest. JC confirmed that she revoked all involvement in the sale after a relation had expressed an interest in the property.

In a meeting from 20th March with the committee, the minutes read that there had been two formal valuations, but this was not the case. The committee also asked for a justification of the valuation but did not receive this. FC confirmed the valuation provided was for the house, that no valuation was received for the steadings, and that a second valuation was attempted on the back of a meeting

on 23rd March with the committee. FC agreed to go to DM Hall to clarify what was valued, to ask for a comparison for the valuation, and for a commercial valuation with development potential that can be made available to members.

The road was included in the sale of Kinnererach due to access and the need for a cattlegrid given the free-roaming cattle at the north end of the island. FC confirmed the Board would discuss the removal of the road from the sale. Members also expressed an interest in receiving a copy of the valuation and working groups going forward for future house and plots sales.

FC and JC agreed to members requests for the Board to review the Constitution and Memorandum and Articles, set up a working group, and in the meantime work on the basis of the current Articles.

5. Airstrip

The airstrip is currently being put out to tender for a maintenance contract for the 15m airstrip suitable for microlights, and designated area for crop. The area will not host livestock, and therefore will not require fencing. This is a trial situation for this year, with a view to open the airstrip to larger aircrafts if a surplus of cash can be made from this attempt. A new app payment system may be used, and the airstrip will be advertised with the help of journalists and external marketing partners. Members questioned the use of the site for emergency and pleasure helicopters, but AC confirmed funding is not available to improve the site for these uses. Members also suggested the use of the site for solar panels. IW confirmed that reports have researched the possibility and options for solar panels are being explored with all locations being considered.

6. AOB

Plots

Current identified plots include: 1 at Gallochoille, 2 at the fire station, 2 at Highfield, 1 at North Ardminish, 1 at Achavinish, 2 at the Crofts, 1 at Springbank. Members raised the following concerns:

- a) the sale of plots outwith the plan created by the community and planners in previous years/the masterplan.
- b) the removal of land for plots in an area that was agreed as a nature reserve.
- c) the sale of plot within Ardminish Village without member consultation and in light of objections submitted to planning authority.

Members requested a working group going forward for the sale of plots, to make a map of existing plots available to members, and for the Board to review the objections submitted to the planning authority for the plot within Ardminish Village. Board agreed to review the methodology of decision making going forward, and inform the members of their decision, as well as distribute map and set up a "plots group".

STV/Channel 4 Filming

The fee received from STV/Channel 4 filming of Murder Island was £35,000 to IGHT, with costs to private properties agreed between proprietors and television studios.

Gigha Hotel

The lease of Gigha Hotel is a 25-year lease. FC confirmed this lease cannot be transferred to family members. The new bar completion has experienced delays from an end of February completion date to still ongoing. The Board confirmed they are working on this with hope of this being resolved soon.

Golf course

The golf course is to open in May 2022.

ENERCON

IW confirmed that ENERCON have agreed to multiple claims, that GGPL qualify for insurance, and will receive credit for poor service complaints, as well as being in discussions for an urgent payment. The payment should have gone in by the end of February, but this was not the case and GGPL are working to resolve this.

Road concerns at the South

Members raised concerns about road blockages from trailers and boats hindering waste removal operations and resident road use. The trailers were agreed to be moved by members.

Open Reach / BT

Poor internet service was raised. AC confirmed that progress has been made in recent days and conversations with them will result in positive outcomes in the coming months.

Future members meetings

It was suggested that 4 Member's Meetings should take place each year. The next meeting is to be held in August, and the Board agreed that members will be notified by letter. The Board also agreed that important information is to be separated from "feel good projects" in the newsletters.

Action and discussion points at next IGHT Board meeting:

- 1) The minutes from Member's Meeting on 3rd March 2022 to be corrected as outlined under agenda point 2 and sent out with minutes from Member's Meeting on 12th May 2022.
- 2) To provide members with the valuation for the sale of Kinnererach.
- 3) FC to clarify with DM Hall what was valued, to ask for a comparison for the valuation, and for a commercial valuation with development potential that can be made available to members.
- 4) To discuss the removal of the road from Kinnererach sale and to inform members of the decision and methodology used going forward.
- 5) To discuss and construct working groups for the following:
 - a. Plots and property sales
 - b. Memorandum and Articles
 - c. Masterplan
- 6) To review the objections submitted for the plot in Ardminish Village.
- 7) To issue a map of existing identified plots to the members.
- 8) "To review the Articles, the Addendum and the policies and come back to the membership with an indication as to the methodology that will be implemented going forward in order to consult the members and to continue to provide strong transparency around decision making".
- 9) For all Member Meeting calling notices to be issued by letter, and for important information to be separated from "feel good projects" within IGHT newsletter.