

Board Meeting
Tuesday 8 November 2022, 19.15 hrs.

1. Attendees:

Directors: J Lang (Meeting Chair), L Brown, H Buchan, W Levack, R Macintyre, C Palmer, D Robertson, J Spurway, B Thow, B Urquhart, H Wood

Staff: C Crawford, L Manderson, A Warden

2. Apologies: none

3. Welcome: J Lang chaired the meeting and welcomed those present. JL noted that Alan Moffat had resigned from his position as Chair and from the Board. The agenda would concentrate on three main items: The current and future financial and operational position of the Trust; a response to the tenant occupying huts 25 and 64; and appointment of a new chair and vice-chair.

3. Minutes of Last Meeting: Minutes were approved.

4. New Members: Four applications for full membership were submitted and unanimously approved by the Board.

5. Financial and Operational Position of the Trust

CC and AW presented the current financial position of the Trust and a recovery programme to ensure the future financial stability of the Trust. Their purpose was to obtain approval from the Board to progress with this recovery programme. CC will meet with the bank tomorrow with a view of rescheduling loan repayments and later he will meet with SIS for the same purpose.

The key point from the recovery plan is that it will take four years for the Trust to break even provided the Bank agrees to reschedule loans. Without that agreement the Board may need to consider selling some of its assets and the Board recognised that the approval of their members would be required should this be the case.

The Board unanimously endorsed the recovery plan. CC will distribute the presentation to the Board.

DTAS have provided funds to carry out a valuation of the Camp as it has been some time since this was done.

Accounts for 2022/23 will be lodged by the end of the year.

6. Lease of Huts 25 and 64

Following discussion around this tenant's complaint, it was noted that the leases are a lease with an individual and not a club. They are standard repairing leases with the clauses explaining that when the repairing lease ends a new commercial lease could be offered.

WL pointed out that there are specific criteria for letting huts on a community basis that must

all be met: the organisation must be a charity, not for profit, must benefit the local (Comrie) community, must be run by locals (Comrie residents). This tenant does not meet any of these and it was recognised by the Board that it would be unfair for paying tenants to subsidise such a tenant.

In addition, the financial value of the work that the tenant has completed in lieu of rent falls significantly short of the amount of rent that could have been raised on these huts. Therefore he has benefited considerably from his rent free leases.

The tenant has rejected the offers of a new lease that were made to him and based on that and recent correspondence, the Board agreed that his tenancies will end. JS read out a draft reply he had written and the Board unanimously agreed to it and also agreed that JS should send it from the Board.

Concern was raised that the lease start and finish dates were not entered in the lease document and advice will be taken regarding the legal position in any such cases.

7. AGM: This will take place in January/February.

8. Appointment of Chair and Vice-Chair

Discussion ensued regarding the Trust's operations and the function of the Chair and Vice-Chair. A desire to attend to the wider, non camp focused, aims and objectives was expressed by members but it was noted that working groups would require to be "self-sufficient" due to financial constraints and staff workload.

AW advised that DTAS are willing to meet with the Board and provide their expert help to support the Board in fulfilling its responsibilities.

Board members were asked to give these topics consideration in preparation for further discussion at the next Board meeting.

9. Any Other Business

- Comrie Action Plan: CC advised that PKC are providing £15k funding for a Comrie Action Plan which will be facilitated by STAR and led by community groups including CDT.
- Housing survey report: RM will circulate housing survey report.
- Weekly CEO Report: AW will email a weekly report to update Board members.
- Renewables Group: BU requested that this be re-established with a focus on a hydro power scheme from hillside water. BU to set up meeting to determine support for this group.

13. Date of Next Meeting

Next week: date to be arranged once feedback is received from the bank.

JL closed the meeting by thanking everyone for attending.
Meeting closed at 21.30 hrs.