

COLLIESTON & SLAINS COMMUNITY TRUST
MINUTES OF MEETING
15 September 2008



Present: John Allan, Fiona Chaplain, Elizabeth Hay, Vicky McNiff, Steve Rainey, Craig Leuchars, Peter Somner, Susan Somner, Neil Ironside

Apologies: Trish Robinson, Alan White

Chair: Steve Rainey

1. Minutes of the last meeting

Minutes of 18 August 2008 meeting:

Proposed by: John Allan
 Seconded by: Elizabeth Hay

Approved by the Committee

2. Action Log

Date Raised	Description	Who	Status	Date Closed
15/09/08	Undertake search for Council plans for refurbishment of existing buildings dating back to late 1990s.	NI	Open	
15/09/08	Contact Keith Newton to obtain written confirmation of Aberdeenshire Council's position if the 'do nothing' option became reality.	SR	Open	
15/09/08	Organise and host 'Cuppa with CASCT' for Saturday 4 October, 10 am – 12 noon.	PS	Open	
15/09/08	All letters handed in at 3 rd Architectural Workshop to be formally acknowledged.	SR	Open	
21/07/08	It was suggested that when the time comes, CASCT write to the owners of the houses adjacent to the Rivie advising them of the change of ownership, that CASCT had no intention carrying out any activities near to the edge of the slope and requesting that they must be careful not to unwittingly or otherwise carry out any activities that might destabilise the slope, as they will be liable for any damage caused. Update 15/09/08: Preparation of letter pending conclusion of Rivie purchase. Suggested that flowers are sent to Sheila Ritchie as a thank you for her assistance to date.	SR	Open	
21/07/08	3rd Annual General Meeting Minutes – Fiona has prepared a draft, which has been reviewed by Steve. An amended version will now be sent out to the committee for approval, prior to loading to the website along with the slide pack used on the night. Update 18/08/08: AGM Minutes to be circulated for comment on 19/08/08.	FC	Closed	28/8/09
19/5/08	Rivie Purchase – Contact Sheila Ritchie to discuss ways of escalating pressure on Slains Estate to complete the purchase. She strongly advised against lobbying the	SR	Open	

	Estate's solicitors directly. As a result, Steve contacted the Directors of Slains Estate to seek assurance that there was no ulterior motive in delaying the sale. Immediately after this intervention on 27 May, Burnett & Reid, the Estate's solicitors, confirmed that we had a concluded bargain. An announcement to this effect was made at the AGM on 30 May. Sheila Ritchie requested a more detailed statement of the Burnett & Reid fees on our behalf. She also attempted to reopen the missives with respect to warrandice. This is aimed at improving our chances of the Keeper of the Land Register granting title indemnity. However, Burnett & Reid are reluctant to do any further work unless we accept the fees already presented and agree to pay for the additional work involved. The legal exchanges continue. Sheila is not unduly concerned. Update 15/09/08: CASCT awaits receipt of signed title deeds from Slains Estates' solicitor.			
21/4/08	Tax Return – Signed copies of accounts to be sent to Ritson Smith for filing with Companies House, Inland Revenue and OSCR. Update 18/08/08: Signed copies of accounts have been provided to Ritson Smith.	SR, SS	Open	
21/4/08	Blether Update – Once Rivie purchase secured and BL Outline Proposal successful, then issue an update via Blether or normal CASCT distribution. Update 15/09/08: Communication pending completion of Rivie purchase.	AW/SR	Open	

3. Work Group Reports

3.1 Architectural Work Group

Initial discussions between our Architects Reiach & Hall and Aberdeenshire Council's Planning Department were quickly followed by a pre-application enquiry and submission of outline proposals whereby it was agreed that development on the Rivie was likely to be acceptable in principle.

On the day of the 3rd Public Architectural Workshop (10th September 2008), Craig Leuchars and Neil Gillespie, Carol Macbain, Laura Kinnaird from Reiach & Hall met with representatives from Aberdeenshire Council's Planning and Transportation departments on site to present and discuss the proposals. This was a very productive meeting and it was good to establish a working relationship with both of these departments at this early stage.

The minutes of the 3rd Public Architectural Workshop have been published separately.

There was discussion about a visit to another hall (Boat of Garten was suggested by Reiach and Hall) to give the community the opportunity to visualise the space in another hall of similar size, and also to provide an opportunity to chat to another community about the difficulties that they had had in progressing their project and the benefits of having it now. It was decided not to progress this option because of time constraints in favour of investigating the possibility of inviting a committee member of another hall to the final Business Plan Workshop.

3.2 Business Plan Work Group

Vicky has some volunteers to do market research for the business plan. She will circulate tasks to be undertaken and collate the results.

The Options Appraisal put together by Andrew Couper will be circulated electronically to allow committee members the opportunity to comment. Steve asked for comments by Wednesday as he is meeting with Andrew Bauer from the Big Lottery. Vicky, Peter and Craig will attend too.

3.3 Communications Distribution Group

Another edition of the 'Rivie Review' is to be produced, ideally in the next few days. Peter agreed to make a first attempt at a draft, based on bullet points which will be sent to him by Steve. Craig and Vicky will review. It was agreed to try and get as many distributed by email as possible and there will be an invitation to receive a paperless copy included in the text.

4. Treasurer's Report

The balance in the bank as at 29 August 2008 was £18377.09. This figure includes the £4113.75 ring fenced for the pier from the Dolphin Gallery 2006, 2007 and 2008.

18377.09	Bank balance 31/9/08
4113.75	Pier
14263.34	sub total
1384.26	outstanding payments
12879.08	Unrestricted funds

The outstanding payments are all relating to the artists who sold work at the Dolphin Gallery.

It was also noted that we have some outstanding unknown commitments including Ritson Smith for the preparation of accounts.

5. Any Other Business

It has been brought to the committee's attention that plans were drawn up to modernise the hall several years ago, but were never pursued. Neil Ironside agreed to attempt to see what he could find out about this.

Steve to contact Keith Newton in an attempt to clarify the situation regarding funding available for the existing hall.

It was agreed to have an Coffee Morning on Saturday 4 October in the hall to give the community the opportunity to informally discuss the project. Craig, Vicky and Peter agreed to be available and Fiona and Susan will oversee the teas. Neil will book the hall.

Letters received at the Architectural Meeting were to be acknowledged.

Neil Ironside announced that he had a changed role within the council and would no longer be our point of contact. His replacement will be Nicola Twine and she will be invited to the next meeting. The committee thanked Neil for all his hard work and support over the years and wished him well in his new role.

Date of Next Meeting

19:30 on Monday 20 October 2008 in the Hall, Vicky to take minutes.

Minutes compiled by: Susan Somner

Minutes approved at next meeting:

Date: 20 October 2008

Proposed:

Signature:



Seconded:

Signature:

