



Minute of Meeting of Directors of Loch Melfort and Kilninver Company
(LMKC) on 8th January 2026 at Pebble Beach View, Kilmelford, from 6:30pm.

Attendees: LM, RM, DW, AT, also Marianne Pearson. SCh & AM joined via Teams.

Apologies: SC.

1. Attendance: as above.
2. Register of Directors and of Directors' Interests, including issues re company. No interests declared at meeting.
3. Business Planning.
 - 3.1. local property potentially for sale – LMKC had been approached by locals regarding the possibility of LMKC registering a Community Right to Buy (CRTB) interest in some land which may be coming on the market. RM reviewed the main requirements for making a CRTB application. Scottish Government (SG) guidance makes clear that any CRTB must deliver lasting benefits to the community and that communities should, where possible, seek to purchase land by agreement rather than proceed under the Act. Registration should not be speculative and must be supported by substantial evidence, including:
 - a) A detailed map clearly defining the land to be covered
 - b) Evidence of prior discussion with Council Planning showing the status of the area with local Council and if it is suitable for development in terms of any Local Development Plan.
 - c) Full details of the current landowner(s), supported by a formal search of the Register of Sasines and copies of the title deeds.
 - d) Evidence of community support, such as a petition signed by local residents, including names and addresses.
 - e) Detailed proposals for the future use of the land, clearly demonstrating how the purchase would meet the aim of sustainable development.
 - f) Submission of a draft application and supporting documentation to SG for an initial compliance check. Once approved at this stage, a final signed application would be submitted for Ministerial consideration. Only if approved can the interest be registered in the Land Register, thereby triggering the right to buy.Given the complexity of the process and the current time constraints, the Board agreed that an application for a CRTB by LMKC would not succeed at this stage. We will see how approaches to the landowner go and await further developments. DW will contact those involved to update them on the outcome of the Board's discussion and to explain the issues identified.
 - 3.2. Update from the three subgroups investigating community requested projects:
 - 3.2.1 Retail – lead DW. Owner has lowered the asking price on the old village shop. SC has been in contact, obtained the keys and will organise a builder to assess the property. DW does not think the property is suitable for a shop but there may be scope for other projects such as affordable housing.
DW tried repeatedly to contact the owner of the alternative possible site by email and post. Waiting for response. DW to pursue contact.
 - 3.2.2 Housing – lead AM and 3.2.2 Leisure – lead SC, on hold until have results from Local Place Plan (LPP) consultation.
 - 3.3. Draft Business Plan. LM received an email from Selina at Accelerate, reminding LMKC that the deadline to use offered support is March 2026. The company may reapply later in 2026. Board agreed it would be better to reapply for this help when we have results from the LPP survey. AM queried the schedule for the LPP survey. LM confirmed it would go live later this month and all responses must be in by end of February. LM had a meeting

scheduled the following Tuesday with the rest of the LPP group to discuss taking things forward. AM asked where the survey results would go and wanted to be sure that LMKC as well as the Community Council would get sight of the raw data. LM confirmed LMKC would receive survey data.

3.4. Community Energy. On hold until have results from Local Place Plan (LPP) consultation. RM will pursue. Potential projects include wind turbines, hydro schemes, solar power or any small pilot project.

- 4.** The Minutes of the last meeting on 4th November had been circulated, were approved and signed by DW as a true record of the meeting. They can now go on the website and AT will do this. Highlighted action points from last meeting were reviewed. AT had updated the website with minutes of the November Board meeting. LM had emailed new members with approval. RM had arranged Director's Insurance. LM had drafted and emailed an end of year newsletter to members.
- 5. Correspondence.** Julia Dall, the Member Support Advisor from DTAS, informed LM that her role was ending and Pamela Barnes will be DTAS contact in the future. LM emailed P. Barnes to update on LMKC progress so far. No other correspondence.
- 6. Finance**
 - 6.1.** Treasurer's report had been circulated by email and was noted. The current Virgin Money account balance is £3,144.46. Bank balance has reduced slightly due to payment of Insurance and Hall hire. BOS account is not yet closed but AT will do so. A small float is being maintained in the BOS account to avoid overdraft charges. RM noted an error in addition in the first line of the report.
 - 6.2.** Financial Director not yet found. Will be necessary when projects start but not urgent at this time.
 - 6.3** Preparation of company accounts. AT and LM emphasised that accounts must be prepared by a suitably qualified professional in a format acceptable to HMRC. DW will be in contact with an accountant he knows to ask for a quote for the work. The Board agreed that more than one quotation should be obtained. SC may know someone in his Kames office who could assist with account preparation, and he has also spoken to another firm. DW suggested a third firm as another potential option. RM will email them to request a quotation for tax return preparation.
- 7. Membership –** We currently have 83 paid members of which 12 are associates. There is one new applicant this month. We are aiming for a total membership of 100 at the next AGM. No objections were raised to the new applicant. LM to email acceptance to new member as usual.

LM noted that one applicant for associate membership still hadn't paid membership fee after several months. A final reminder will be sent to applicant.

The Board discussed an ordinary member, who has moved away from Kilmelford so membership is therefore automatically revoked. LM will email them to enquire whether they wish to apply to be an associate member.
- 8. Newsletter and Communications –** SCh suggested LMKC should continue contributing to Kilniford newsletter (KKN), which goes out three times a year, rather than issuing a company specific newsletter. Board agreed KKN is a good resource, read by everyone and we don't need to duplicate effort. AM suggested that the LMKC contribution to the newsletter should also be emailed to all the membership for those who do not get KKN. Deadlines for KKN are 1st March, 1st July and 1st November. SCh requested a list of subjects to be covered in the latest LMKC contribution. LM suggested using the December bullet point list which was circulated by email to members. SCh commented we need to encourage new members to join. AM noted that we need a reminder for AGM. No date decided. The last AGM was on February 19th 2025. The next AGM must be held within 15 months, therefore latest date possible is 19th May. End of April proposed for next AGM. LM will contact Hall Committee to find out dates available after 20th April. DW thought that

LMKCs role in the Local Place Plan survey should be mentioned in KKN article. LM had spoken about this at the recent coffee morning and it will be highlighted again at the monthly lunch club next week. The survey will be completed by the time the next KKN is issued so can't be used to encourage participation. SCh/MP/LM will discuss KKN contribution.

LM emphasised that we do need to keep communications going to members and asked for more input to the LMKC Facebook page as this is something potential funders will scrutinise. LM will email SCh a paragraph on the Place Plan Survey for Facebook.

9. **Events. Kilmelford Christmas Fair. Sunday 7th December. Organised by Hall Committee. This was a successful, well attended event. LMKC ran a Tombola and lucky dip and made approximately £80. AM had spoken to some potential new members. LM spoke to people from Scammadale at the Knipoch Christmas Fair. They had not heard about LMKC. LM to speak to Community Council to see if a flyer about LMKC could be put on the Scammadale notice board. Future events – Liz suggested a beach clean-up at the head of Loch Melfort, probably at end of February/beginning of March. It was agreed that we would not apply for a grant again as the amount was awarded was too small to justify the effort required for submission.**
10. **Code of Conduct. RM has drafted and LM revised a document which will now be circulated to Board members. Board members must each print out the document, sign and return to LM.**
11. **AOB – LM attended the most recent Community Council meeting and gave a report on LMKC activities. The Board discussed engaging a speaker for the AGM. Suggestions include: someone from another Community Company e.g. Craignish or Kilchrenen; a representative from Kilchoan Estate; representative from SAMS; staff from Arduaine Gardens; the new owners of Cuilfail Hotel. LM mentioned SC was keen to reach out to Cuilfail to enquire about the possibility of housing a temporary shop. LM will contact Cuilfail Owners to introduce us.**
12. **Date of next meeting 24th February 2026.**