



Minute of Meeting of Directors of Loch Melfort and Kilninver Company (LMKC) on 24 February 2026 at Kames Bay from 18:45.

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

Apologies: SCh

- 1. Attendance:** as above.
- 2. Register of Directors and of Directors' Interests.** No new interests declared.
- 3. The minute of the Board meeting in January had been circulated, was approved and signed by DW as a true record of the meeting. These can now go on the website and AT will do this. Highlighted action points from the January Board meeting were reviewed. AT had updated the website with minutes of the November Board meeting. LM had emailed new member re approval. LM had also emailed the member who had moved away to enquire whether they wished to apply to be an Associate member. No reply. AT will follow up. No progress with meeting with architect. LM will follow up. LM had circulated the Director's Code of Conduct for signature and return. LM had advised Accelerate that business plan drafting was on hold until results of Local Place Plan survey were assessed. LM had booked Hall for AGM on Monday 20th April. LM had posted information about Local Place Plan Survey on Facebook.**
- 4. Business planning**
 - (i) Local property potentially for sale – SC has been in communication with landowner. At present no details are available on price or land agent. The board discussed possible community uses for the land, reasons why LMKC might be interested and potential funding bodies. No progress can be made until market price is known. SC will monitor progress of sale.**
 - (ii) Local shop – SC organised a builder to assess the property. The Board discussed the results of this and decided that the refurbishment costs, combined with the purchase price, would not result in a worthwhile return for LMKC.**

DW spoke to landowner of alternative potential site. The landowner confirmed they are not interested in discussions with LMKC as the site in question forms part of a larger package of land which is currently under offer. If that sale falls through the landowner may contact LMKC.
 - (iii) Initial feedback from community survey. There have been 81 responses so far to the online survey. In general responses have been positive and encouraging. The survey deadline is Saturday 28th February. LM will attend a further meeting with Community Council where results will be assessed. Conclusions and results will be**

circulated once all responses are in. LM advised group will now be looking at preparation of the plan.

- (iv) Draft business plan – on hold until we have feedback from Local Place Plan. RM proposed undertaking a “pre-feasibility” study to identify potential regulatory and legal hurdles, using hypothetical projects as examples. LM suggested engaging with other community companies. It was agreed that a general outline of project requirements could be developed. RM, DW and SC will produce a “readiness checklist” outlining key issues to be addressed for future projects.
 - (v) Community energy – SC had looked into solar panels. These require huge acreages and there are difficulties connecting to the grid. LM commented that there is lots of help and advice available on this subject.
5. Correspondence. LM had been in discussion with a local business owner who had flagged up useful advice received from Community Land Scotland. This body provides a collective voice for community landowners in Scotland. It currently has a membership of 140 organisations. Membership is open to geographic community groups who either already own or who aspire to own land for the benefit of the community. There is no fee for organisations who have not yet acquired land or buildings. LM to apply for membership for LMKC as aspiring landowners. LM produced an interesting article on community gardening which emphasised the benefits of open spaces.
 6. Finance. (a) AT’s report had been circulated. The BoS account is now closed. However, the remaining balance has not been transferred to the VM account. AT is still trying to chase this down. The board agreed it may have to be written off. The invoice for survey flyers had been paid. No other expenses. The current balance in the VM account is £3,148.46. Cash in hand held for future float is £125. Total balance £3273.46. (b) It was agreed that a Financial Director is not required until projects are underway. (c) Preparation of accounts. LMKC’s first accounts will run from incorporation in September 2024 to September 2025. The year-end accounts and a financial report must be presented to members at the AGM. In addition, a tax return must be submitted in the required statutory form to Companies House and HMRC by September 2026. SC has arranged for an accountant to prepare the AGM report and tax return. AT will compile the 2024 and 2025 balance sheets and liaise with the accountant in preparation of these documents.
 7. Membership – (a) LM reported we currently have 84 members of which 12 are Associates, well within the required 25% limit. (b) One new applicant was approved. Three other applications had arrived too late for details to be circulated prior to the meeting. Approval will be carried over to next meeting. (c) Renewal of memberships. Memberships are due for renewal on 1st March. A number have not yet paid. LM will email a reminder. LM had emailed members about the community survey and notified about AGM.

- 8. Communications – apologies from SCh. SCh had submitted her report which was noted but in her absence we could not have a full discussion. SCh and LM are working on the LMKC contribution to the Kilninver and Kilmelford newsletter. This will be 2 pages long.**
- 9. Events – (a) AGM – DW, LM and SC will stand down at the AGM and stand for re-election. LM will put papers together for the AGM. A representative from Kilchoan estate will give a presentation at the meeting. (b) Litter pick. LM has spoken to a number of people about the litter pick. This will be undertaken slightly earlier than last year to avoid vegetation growth, suggested date sometime in March. Chunks of wood must not be piled at the hall this year. SC volunteered to remove these to the fish farm. (c) The board discussed ideas for future events. SC suggested that the monthly Tuesday coffee mornings might be usefully combined with LMKC community engagement. LM thought LMKC needed more specific events as people do not want to change the normal routine at established social events such as the coffee morning and Thursday lunch club. AM suggested a cheese and wine event.**
- 10. Update on Code of Conduct – this has been circulated and signed by all directors. The board discussed the next Governance document to be considered. According to the priorities list compiled by RM and minuted in the Nov 25 meeting, “Communications and IT policy” is next. It is possible however that this is covered by Data Protection. LM to investigate whether a “Communications and IT policy” needs to be documented. Next on the list is “Finance and Reserves”.**
- 11. AOB – LM and RM had a discussion with the new owners of the Cuilfail Hotel. They have plans to open in the Spring.**
- 12. Date of next meeting – 14th April at 6:30pm at Pebble Beach House.**