



Date/Time	23 rd February 2026 at 7pm
Location	ZOOM (Video Conference)/in person at Trust Office
Attendees	Chair - Neil MacPhail (NMP), Ronnie Baird (RB), Mark Vale (MV), Marshall MacPhail (MMP), Rou Worsley (RW), Coinneach MacKinnon (CMK), Martin Finnigan (MF), Mark Vale (MV)
Trust Staff	Phyl Meyer (PM), Inge Armstrong (IA)

1. Welcome & Introductions

Neil MacPhail (NMP) welcomed all to the Board Meeting.

No apology received from Jen Bardell (JB).

2. Declaration of Conflicts

No conflicts declared.

3. Previous Meeting

a. Minutes

The January 2025 minutes were approved RB and seconded by RW.

b. Actions Update

Action #	Meeting Date	Action Description	Action Owner	Deadline	Status
211	October	Bùth a' Bhaile The Trust agreed to implement a six-monthly meeting with Elaine check-in meetings	PM/RM	Ongoing	Ongoing
217	December	EPC PM to provide the board with a worked-out table showing how many EPCs would need to be done in a year to cover the Operations Assistant post and portion of Emmie's post. EM to send info to Board	PM EM	February	completed
218	December	Emergency resilience coordination role PM to revert to council to discuss potential funding for the emergency resilience planning role.	PM	January	ongoing



4. Action taken between meetings

a. To progress further discussion re proposed Archaeology Walks

PM updated the board that a meeting is to take place with Magnus and An Iodhlann. Awaiting a date from Magnus. Details need to be confirmed with An Iodhlann and that insurance will cover the activity. A funding application was sent by Ann MacDonald to PM to complete and submit.

5. Strategy Workshop Day

a. Feedback

NMP commented that the strategy day was enjoyable and is required at least once a year. RW mentioned that it was good to see how things are “managed” within the Trust.

PM commented that it was the staff found it interesting and valuable.

RB commented on the larger strategic questions, i.e. he felt the funding issues are to be covered under TCEL, how do we respond to community expectations about things that are not within our remit, e.g. hotel closures and lack of social space and thirdly, how do we respond, support the staff to communicate well with the community, and build the capacity for team investing and staffing?

b. Resilience and Recovery Grant

PM updated MF on the funding which has come from a large bequest to the Development Trust Association of Scotland to fund the work of community development trusts, and the money is being targeted at projects which enable community development trusts to either recover, or improve their resilience, and in particular to be able to face the challenges of the future, potentially to generate the income they need for the future. We have already done the Stage 1 application and been approved to go for a full application.

PM has already suggested the idea with DTA in that we would use this to support the capacity to look at income-generating projects, and they are entirely positive about that as a suitable use of funding. PM asked the board if the pods could be considered for the application.

RB felt that the holiday pods would not be for the community (a house with a pod could be an option), and a larger project would be better suited as a income generator. NMP did not feel that it was a good decision as it was direct competition with islanders with pods and planning could be an issue. MF would be more interested in finding other solar sites than going with the pods.

MV would prefer a wider regard to the funding application on the pods, and to look at other options too.



Decision - The Board agreed to go ahead with funding application for the Resilience and Recovery grant with the option of further discussion on how funding could be generated. There was a majority agreement for the pods to be included into the application.

6. Hotels

PM updated the board on the phone call with Bradley, and that his proposal was not acceptable by the Board. Bradley requested an email confirming the Trust's position on the offer. A local couple are looking to run the Lodge hotel this summer, and the Scarinish will be used as a holiday home.

The board suggested that the hotels are to be put out in the open market and until this is done the Trust are unable to progress further with the proposal, as there is no indication that they are saleable.

The board agreed to not take the proposal any further regarding the acquisition of the hotels.

Draft and circulate by email a short response to Bradley regarding the hotels, stating the trust's position that it will not proceed unless the properties are first put on the open market and shown to be unsellable, and ensure all board members review before sending.

ACTION 219: PM

7. Working Group Reports

a. Crofters Support Project

One application has been received for a loan for fencing.

b. Housing Working Group

A meeting was held with the architect, and he has taken onboard the instruction, i.e. looking into other solutions for road access, sight lines, etc. He has taken onboard the instructions, and we are waiting for him to come back to us with the amended proposals and having a discussion with the Council. But we are hoping to finalise the outline design process and then move onto the planning stage. We have also asked the architect to look at designing a larger unit, the request has come through from the Council due to a family who requires a larger home due to medical needs.

The West Highland Housing Association has offered the Balemartine house to Trust, and A&B Council would be interested to selling their house, and there then would be funding available to convert them into four units. PM in discussion with council and funders to find out if it advisable, etc. The investment would be much less than the Scarinish housing project.

c. Childcare Working Group



PM reported positive developments in the childcare project, including a supportive meeting with the school senior deputy head and potential library space becoming available as a childcare space.

d. Finance Subgroup

MF commented that at the TREL meeting they approved the £100k donation to the Trust.

e. Vet project update

The board discussed the future use of the Cobbled Cow space, agreeing to explore temporary usage options (the possibility of using the space for meetings if the hall is fully booked). PM confirmed the current financial arrangement covers approximately £1,500 per year for rates and power to. RB commented that it would be suggested for the Cobbled Cow rental to be stopped, due to the vet practice staying in place for the next 18 months.

Explore with Tyree Rural Development (TRD) the possibility of making the Cobbled Cow available for temporary community use (e.g., meetings) when the hall is unavailable, subject to TRD's agreement.

ACTION 220: PM

Martin provided an update on the new vet practice, which is now operational and has established supply chains and financial processes in place. MF suggested that the Animal Care Tíree have started discussion regarding the space and they would prefer to keep it in hand until they have a clear plan.

Steven (area manager of Calmac), spoke to PM regarding that he has been contact by ACT and they are trying to set up a commercial account with Calmac, but due to them being a new company it is not possible. He asked if the vet's vehicle can be included under the Trust, and commercial bookings done for them.

8. Staff Reports

a. Trust activity report

No further questions or updates.

9. AOB

a. First Aid Course

IA presented to the Board the first aid proposal.

The Board agreed that the fees to be split between the community groups and the Trust.



b. Gaelic Consultancy contract proposal

PM confirmed that he has not heard yet about the Gaelic consultancy, and he will be speaking to Rhoda about it.

Finalize and send an amended budget to Bòrd na Gàidhlig (BNG) for the Gaelic consultancy proposal once Rhoda has initiated contact. ACTION 221: PMSMK

The board approved the proposal.

c. Mark Brown to be approved for the TCMAL board.

The board approved the appointment of Mark Brown to the TCMAL board.

d. Fencing - Scarinish

A letter was received from Jessie Gray (Community Trust) regarding the fencing at Scarinish and asking the Trust to repair the fencing. The group agreed to get quotes for the work and consider moving forward if the cost was manageable. They also discussed the possibility of external donations to help fund the project.

The board to decided wait on the on the decision until quotes have been received on the repair.

Obtain rough quotes for the Scarinish fence repair, communicate these to the board via email, and seek email approval to proceed if costs are reasonable, with the aim to move quickly to avoid sheep ingress issues. ACTION 222: PM

e. Fraser MacInnes to be take the chair of TCMAL.

The board approved Frazer MacInnes to take over as the chair of TCMAL.

10. DONM

10th March – 7pm.



Action Summary

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218	December	Emergency resilience coordination role PM to revert to council to discuss potential funding for the emergency resilience planning role.	PM	January	Ongoing
219	February	Hotels Draft and circulate by email a short response to Bradley regarding the hotels, stating the trust's position that it will not proceed unless the properties are first put on the open market and shown to be unsellable, and ensure all board members review before sending.	PM	march	new
220	February	Cobbled Cow Explore with Tyree Rural Development (TRD) the possibility of making the Cobbled Cow available for temporary community use (e.g., meetings) when the hall is unavailable, subject to TRD's agreement.	PM	March	new
221	February	Bòrd na Gàidhlig Finalize and send an amended budget to Bòrd na Gàidhlig for the Garland Consultancy proposal once Rhoda has initiated contact.	PM	March	new
222	February	Fencing Obtain rough quotes for the Scarinish fence repair, communicate these to the board via email, and seek email approval to proceed if costs are reasonable, with the aim to move quickly to avoid sheep ingress issues.	PM	March	New