

IGHT Board Meeting

Monday 16th March at 1pm in the Trust Office

Present: Fergus Christie (FC) – Director; Jane Clements (JC) – Director; Tim Lister (TL) – Director; Adam Murphy (AM) – Director; Gordon Watson (GW) – Director; Ian Wilson (IW) – Director; Jane Macintyre (JM) – Company Secretary/Senior Manager

Minutes: JM

Please note this copy of minutes are redacted to exclude any confidential information.

1. Welcome & Apologies

AM welcomed everyone to the meeting.

2. Board Update

Keith Wilson has agreed to be co-opted to focus on the implementation of the Communications Plan.

3. Actions from Previous Meeting

Actions 16.02.2026	Allocation	Update
Play park dismantle	Maintenance Team/GW	GW has reviewed with Maintenance Team. Propose to repair what can be achieved in-house and some equipment items will be removed.
Keill road works – notify tenants	TL/JM	Works largely completed.
Land letting – update BI to prepare letting offers	JM/Bell Ingram	Bell Ingram updated 17.02.26. New leases still to be finalised.
Future of farming and Road's Policy – meeting with BI	JM/Board/Bell Ingram	Bell Ingram to attend meeting. FC reviewing current Road's policy.
Arrange appraisals	AM/FC/JM	Underway
Advertise Lead Gardener position following feedback from MR & MF	JM	Issued
Issue Communications Plan	JM	Issued
Correspondence drafts	JM	Responses sent 18.02.26. No further updates.
Enercon – update on insurance position	SB	Emailed 17.02.26. No further update.

Actions 03.03.2026	Allocation	Update
Finalise Trust Board Action Plan 2026	JM	Completed
Approach Keith Wilson to be co-opted and implement Communications Plan	AM	Completed
Hotel Manager recruitment	JM/GW/AL/MCW	Underway
Hotel funding summary	JM	Included in February MMR.
Budget and cashflow projection	JM	Meeting scheduled for 30 th March.

4. Minutes from previous meeting

FC proposed and TL seconded the minutes from 16th February.

IW proposed and FC seconded the minutes from 3rd March.

5. Conflicts of Interest

GW – Community Fund (spouse is on fund committee).

TL – Contractor for the Trust (Keill Road).

IW – Community Fund committee member.

6. Monthly Management Report

IGHT	BALANCE AT 28.02.2026
CURRENT ACCOUNT*	£11,735.53
INTEREST ACCOUNT	£928.76
CREDIT CARD	-£892.84
SIS LOAN (Ard Bruach housing)	-£304,122.75
SIS LOAN (Trust General)	-£182,346.32

GTRL	BALANCE AT 28.02.2026
CURRENT ACCOUNT (TRIODOS)	£17,654.40
CAMPSITE ACCOUNT (VIRGIN MONEY)	£17,027.02

GREL	BALANCE AT 28.02.2026
CURRENT ACCOUNT	£82,791.98
SINKING ACCOUNT	£28,221.16

HomeHunt Booklet Review: Update approved although should be refined to state personal tax and not business tax in terms of being considered an island resident.

Gigha Community Fund Review: Updates approved and board propose to add messaging that if anyone is unsure if their project fits the criteria, they can contact the fund board to discuss. The fund board may use their discretion where appropriate.

7. Roads Policy

FC is reviewing the policy. There are many title deeds and agricultural leases to be reviewed as the wording within these will determine the details of the policy. There is no way for the Trust to enforce contributions without incurring legal expenses.

8. HR Update

Staff Meeting: Meeting held morning of 16th March. Communications were discussed, staff messaging group to be set up. Seasonal gardener was raised as urgent, Mark Cosgrove-Ward has offered to assist with grass cutting in the gardens on a temporary basis. Mark is already an employee. Board agreed to proceed with this and job description for gardens and maintenance vacancy to be developed for board to consider whether this may be a combined role.

Hotel Manager: Interview selection process on-going.

Lead Gardener: Closing date for applications is 27th March.

9. Board Structure

FC proposed the board have more sub-committees to deal with specific matters. Staff and community expertise can feed into these groups. Final board approval still required but should take some pressure off the staff team and progress matters efficiently. The following groups have been proposed:

- HR: AM & FC
- Finance: IW, FC & JC
- Gardens: GW & TL
- Communications: KW & AM
- Hotel / Tourism: GW

10. Members Meeting

30th April main agenda item: Road's Policy.

11. Correspondence

Sea Grass: There appears to be miscommunication regarding a potential sea grass project. Only feasibility work has been considered and no capital works.

Short-Term Let Licence: The board agreed it should be the Trust's policy to not promote any visitor accommodation that does not have the legally required Short Term Let Licence.

12. AOB

Directors working for the Trust: Concerns raised from community members regarding TL's contracted work for the Trust. This was clarified at the February board meeting, but communications will be issued in the next memo to confirm that the work TL is doing is permitted and a tender process has been carried out correctly. If TL had not bid for Keill Road works, the Trust would not have afforded to proceed based on other quotes received.

Meeting closed: 3.30pm

Next meeting dates:

- Date TBC – Farming & Road's Policy with Bell Ingram
- Monday 30th March at 10am – Budget Meeting
- Thursday 9th April at 11am – Staff meeting (HR Directors)
- Thursday 9th April at 1pm – IGHT Group Board Meeting
- Thursday 30th April at 7pm – Members Meeting

Action	Allocation
Play park – maintenance team to schedule with GW	Maintenance team/GW
Bell Ingram – progress land letting and other matters	JM
Review Road's Policy	FC
HomeHunt – final amendment (personal tax)	SB
Community Fund – final amendment (approach committee / discretion may be used)	SB
Temporary grass cutting arrangements at Achamore Gardens	JM/MF/MCW
Prepare gardens and maintenance team vacancy job description	JM
Board sub committees – initial meetings/discussions to agree purpose	Board
Correspondence drafts	JM/Board