

## Argyll Community Housing Association

### Board of Management Meeting

Thursday 29<sup>th</sup> March 2018 at 10.00am in the Inveraray Inn, Inveraray

#### Minute

##### Present:

Jim Milne (Chair)  
 Councillor Roddy McCuish (Secretary)  
 Danny Kelly (Chair of Audit Committee)  
 David Carmichael  
 Sandra Glazsher  
 Councillor Donnie MacMillan  
 Bruce Marshall  
 John Muir (Item 7 onwards)

##### Not in Attendance:

##### In Attendance:

Alastair MacGregor, Chief Executive  
 Bruce West, Director of Finance & IT  
 Colette Benham, Director of Human Resources & Corporate Services  
 Christine Johnston, Director of Housing & Neighbourhood Services  
 Kirsteen McGinn, Director of Investment & Regeneration  
 Gayle Stead, Governance & Compliance Manager  
 Lesley Lindsay, PA to Board of Management

The Chair advised that Neil Mackay was unable to join the Board for lunch today but would attend the May Board meeting.

The Chair stated that Bruce Marshall had volunteered to Chair the Remuneration Committee. The Board of Management **APPROVED** Bruce Marshall as Chair of the Remuneration Committee.

The Chair reminded Board members the Strategic Business Planning session would commence at 1.45pm today.

The Chair advised he currently had three items for discussion under AOCB;

- Community Action Fund – Alienergy
- Land at Graham’s Point, Kilmun
- Board Training

1.	<b>Apologies</b> Ian McIntyre, Cameron Grant, Douglas Prophet, Councillor Iain Shonny Paterson	<b>Actions to be completed by 24/05/18</b>
2.	<b>Minute of Previous Meeting – 8<sup>th</sup> February 2018</b> The Board of Management <b>APPROVED</b> the minute as a true and accurate	

	<p>record of the meeting.</p> <p>Proposed by: Danny Kelly Seconded by: Bruce Marshall</p>	
3.	<p><b>Matters Arising</b></p> <p>The Chief Executive advised that Malcolm Campbell junior had been in touch to thank ACHA for their representation at Malcolm's funeral.</p> <p>Page 2 – Item 3 – the Chief Executive confirmed he had written to John Muir to provide the information he had requested on Scottish RSL debt.</p> <p>Page 3 – Item 3 (Page 5, Item 9) – the Director of Investment &amp; Regeneration advised she would provide an update during the meeting in relation to the properties and land at Ardenslate.</p> <p>Page 4 – Item 9 – the Chair advised a report would be submitted to a future Board meeting for consideration.</p> <p>Page 5 – Item 10 – the Director of Housing &amp; Neighbourhood Services confirmed the error in the KPI information had been corrected.</p> <p>Page 6 – Item 12 – the Chief Executive advised Alister Cakebread would commence employment on Tuesday 3<sup>rd</sup> April 2018.</p> <p>Page 12 – Item 16 – the Chief Executive confirmed a press release on the 2018/19 budget had been issued.</p> <p>Page 13 – Item 19 – the Director of Finance &amp; IT advised he had hoped to present a report to the Board at their meeting today but it had not been finalised. He stated the re-modelling of the Business Plan was almost complete and advised the new model was not vastly different to the version already presented to the Board. He advised the loan repayment would take place around the same time, the budgetary gap was slightly less and all assumptions were as outlined in the previous Board report. The Director of Finance &amp; IT advised he would be happy to circulate the key notes from the Business Plan following submission to Lloyds and confirmed the Business Plan would be submitted to the June Board meeting for consideration.</p> <p>Page 15 – Item 26 – the Director of Housing &amp; Neighbourhood Services advised a further update on the Money Skills Argyll Project would be submitted to the Board at the June meeting.</p> <p>Page 17 – Item 29 – the Chair advised the land issue at Graham's Point, Kilmun would be discussed under AOCB and confirmed paperwork had been issued.</p>	<p><b>Bruce West</b></p> <p><b>Christine Johnston</b></p>
4.	<p><b>Conflict of Interest to Declare</b></p> <p>The Chair advised John Muir would leave the meeting for Item 8. The Chief Executive advised that he, along with the Director of Human Resources &amp; Corporate Services would remain in the meeting during the discussion for guidance and advice purposes only. He advised that all other staff members would leave the meeting during the discussion.</p>	

	<p>Councillor Donnie MacMillan stated he was a personal friend and asked whether it would be appropriate for him to leave the meeting. The Chair stated it might be useful to have a perspective from a personal friend. The Governance &amp; Compliance Manager stated there was no requirement for Councillor MacMillan to leave the meeting. Councillor MacMillan agreed to remain in the meeting.</p> <p>The Chief Executive advised that all staff members, with the exception of the minute taker would leave the meeting for Item 13.</p>	
5.	<p><b>Correspondence</b>  <b>Resignation – Ray McIntosh-Walley</b>  The Board of Management <b>NOTED</b> the resignation of Ray McIntosh-Walley.  <b>Resignation – Bob Munro</b>  The Board of Management <b>NOTED</b> the resignation of Bob Munro.</p> <p>The Chair advised that two members had been contacted and confirmed they would be happy to fill a casual tenant vacancy and a casual independent vacancy. Mike Brown to fill a casual tenant vacancy from June and Betty Rhodick to fill a casual independent vacancy from May. The Board of Management <b>AGREED</b>. The PA to the Board of Management to contact both Mike and Betty.</p> <p><b>Letter from Councillor McCuish re Graham’s Point, Kilmun</b>  The Secretary advised he was a member of the Council’s Policy and Resources Committee and confirmed he had declared an interest and left the Council’s meeting when the decision had been taken. He stated he would leave the meeting today while the item was being discussed under AOCB.</p>	Lesley Lindsay
6.1	<p><b>New Membership Applications</b>  The Board of Management <b>APPROVED</b> three new membership applications.</p>	
6.2	<p><b>Cancelled Members</b>  The Board of Management <b>NOTED</b> the cancellation of three share memberships.</p> <p>The Board of Management <b>NOTED</b> the membership total of 249 as at 20/03/18.</p>	
7.	<p><b>Chief Executive Presentation</b>  The Chief Executive gave a presentation covering:</p> <ul style="list-style-type: none"> <li>• Key Issues</li> <li>• Other Issues</li> <li>• External Issues</li> <li>• Poverty and Inequality</li> </ul> <p>The Board of Management <b>NOTED</b> the contents of the presentation.</p> <p>Members in attendance were provided with a copy of the presentation.</p>	

The Secretary thanked the Chief Executive for looking into student accommodation in Oban. He advised that while it was not an issue at the moment, it could become one. He stated Oban would only succeed as a university town if accommodation could be made available. The Chief Executive advised he had made contact and the Director of Housing & Neighbourhood Services would be liaising with the student service manager. The Chief Executive advised that students would be required to apply to ACHA via the normal route for housing. He stated that student housing need was currently being partially met by the private sector.

Bruce Marshall stated he was disappointed ACHA had not managed to purchase the properties and land at Ardenslate. The Director of Investment & Regeneration advised a private developer from Uddingston had purchased the properties and land. She further advised the private developer had since made contact to ask if ACHA would be interested in buying the properties once complete. The Board noted the contact and agreed to consider the option once the properties had been completed.

The Chair stated it had been clear at the Tenants Conference that the environment around the Association's properties was very important to tenants and stated the Board would be discussing the matter in the afternoon's Strategic Business Planning session.

Danny Kelly asked if there were high levels of poverty within Argyll and Bute. The Chief Executive advised that evidence from the Welfare Rights service showed poverty and vulnerability in Argyll and Bute. He further stated there were many hard working, working class families who were on low incomes and in unsecure jobs. He advised that families were vulnerable week to week and really struggling. The Board noted that many hard working families were on low incomes, just above the benefit threshold. The Director of Housing & Neighbourhood Services advised the number of working poor was rising. Bruce Marshall stated a further complication on the horizon was the implementation of universal credit. He stated the process of paying benefits was too slow and more staff were required to make the system work. The Director of Housing & Neighbourhood Services advised ACHA had spent a lot of time preparing for universal credit but stated that due to the multitude of plans and dates it was a bit of a moving target.

The Secretary asked whether ACHA would consider becoming involved in the fuel business. The Director of Housing & Neighbourhood Services stated that may be a discussion for the Board in the future. The Director of Investment & Regeneration advised the Hebridean Housing Partnership were currently considering ways to alleviate fuel poverty and added that ACHA could possibly learn something from their experience. Bruce Marshall requested the possibility be discussed at a future Board meeting. The Chief Executive advised he had received representation from Our Power and Officers were looking at the options available and would report back to a future Board meeting. He further advised that ACHA had taken the decision to make homes as energy efficient as possible but agreed further investigatory work should be carried out.

John Muir joined the meeting.

**Alastair  
MacGregor**

8.	<b>CONFIDENTIAL</b>	
9.	<p><b>Board Appraisal Report 2017/18</b> The Chair stated it was not his intention to take the Board through his report and asked for any comments on the conclusions reached. The Secretary stated the conclusion was very welcome and thanked the Chair for the work he had carried out.</p> <p>The Chair took the meeting through some of the key outcomes from the completed self-assessment questionnaires.</p> <p>John Muir stated he would appreciate more training on financial matters. The Chair advised financial training would be included in the 2018/2020 training programme.</p> <p>The Secretary stated the most difficult aspect for him was the perception of others that because he was on ACHA's Board he would be able to assist with any issues. He stated it would be beneficial if members of the public were aware the Board of Management dealt with strategic matters.</p> <p>The Board of Management <b>NOTED</b> the contents of the Chair's report.</p>	
10.	<p><b>AHFA Management Accounts 28 February 2018</b> The Board of Management <b>NOTED</b> the contents of the report.</p>	
11.	<p><b>ACHA Management Accounts 28 February 2018</b> The Board of Management <b>NOTED</b> the contents of the report.</p>	
12.	<p><b>Treasury Management Strategy 2018/19</b> The Director of Finance &amp; IT advised the 2018/19 Treasury Management Strategy was similar to the 2017/18 Strategy. He stated that no additional loans had been drawdown over the current financial year and confirmed all loans were on a fixed rate of interest.</p> <p>The Board of Management <b>APPROVED</b> the Treasury Management Strategy for 2018/19.</p>	
13.	<p><b>Group Pay Award 2018</b> All staff, with the exception of the minute taker, left the meeting.</p> <p>Bruce Marshall thanked the Board for agreeing to his Chairing the Remuneration Committee.</p> <p>Bruce Marshall advised the Remuneration Committee had recommended to the February Board meeting that the Association consult on a proposal on a two year pay deal with staff and the Unions. Non Union staff and Joint Trade Union members voted overwhelmingly to accept the 2.7% recommendation for 2018/19 and similarly for the next year depending on the Consumer Price Index in December 2018. The 2.7% increase to standby, call out, bonus and first aid allowances was also agreed. The increases add £5.1million to ACHA and £1.8million to AHFA costs in 2018/19.</p> <p>Bruce Marshall advised he also wished to update the Board on the</p>	

	<p>Remuneration Committee's decision taken on Monday 26<sup>th</sup> March 2018 following justification from Ashworth Black, the pay and reward specialists. It was agreed to upgrade the Corporate Services Governance Manager post to Grade 4, which would add a further £2,076 salary cost plus oncost annually. It was also agreed to move the Finance Manager and IT Manager from Grade 5 to Grade 4. The combined extra cost to ACHA including oncosts would be around £5,000. Bruce Marshall confirmed the Director of Finance &amp; IT had indicated the extra costs to ACHA could be accommodated in the budget and would be effective from 1<sup>st</sup> April 2018.</p> <p>The Chair asked the Board of Management to consider each of the recommendations contained within the report:</p> <ol style="list-style-type: none"> <li>1. Note that the two year pay offer has been accepted, after consultation – <b>NOTED</b></li> <li>2. Note the three points raised by the Joint Trade Unions (Listed under Equality Impact section) – <b>NOTED</b></li> <li>3. Agree to implement the uplifts in salaries effective from 1<sup>st</sup> April 2018 – <b>APPROVED</b></li> <li>4. Request a report in year two, in conjunction with finalising budgets, to confirm the pay award for 2019 - <b>AGREED</b></li> </ol> <p>Staff members returned to the meeting.</p>	
14.	<p><b>Strategic Planning Exercise 2018</b> The Chair advised the Strategic Business Planning exercise would be covered in the afternoon. He further advised the afternoon would not be a minuted session with all documents reviewed requiring to be submitted to the May Board meeting for consideration/approval.</p>	
15.	<p><b>ACHA Risk Register Quarterly Review</b> The Director of Human Resources &amp; Corporate Services advised the Board were required to review and sign off the last quarter to end March 2018. She stated the 2018/19 Risk Registers would be considered during the afternoon session.</p> <p>The Director of Human Resources &amp; Corporate Services asked the Board to confirm or challenge the last quarter Risk Register.</p> <p>The Board of Management <b>APPROVED</b> the ACHA Risk Register to end March 2018.</p>	
16.	<p><b>AHFA Risk Register Quarterly Review</b> The Director of Human Resources &amp; Corporate Services stated the AHFA Risk Register to end March required to be considered/approved.</p> <p>The Chief Executive advised that the AHFA Board of Directors, at their meeting on 27<sup>th</sup> March 2018, had requested a handful of amendments be made. The Chief Executive advised a report would be brought to the Board of Management for their information.</p>	<b>Colette Benham</b>
17.	<p><b>Investment &amp; Regeneration Update</b> The Director of Investment &amp; Regeneration took the Board through her report highlighting the summary of target spend and units and actual progress. She stated that spend was running around four to six weeks</p>	

	<p>behind budget. She advised that spend figures would be more accurate in her next report.</p> <p>The Director of Investment &amp; Regeneration gave a commentary on progress covering:  Windows and Doors – completed in excess of programme  Kitchens and Bathrooms – completed in excess of programme  Heating and Rewire – completed in excess of programme  Roof and Roughcast/Refurbishment – slightly behind schedule</p> <p>The Director of Investment &amp; Regeneration took the Board through progress on each of the new build development programmes.</p> <p>The Secretary asked whether the Council wished to keep the main building on the Blairvaddach site. The Director of Investment &amp; Regeneration advised the Council did not wish to retain the building but they wished an end use for it. She further advised the building was listed.</p> <p>The Board of Management <b>NOTED</b> the contents of the report.</p>	
18.	<p><b>Ferfadd Court Communal Heating System</b>  The Director of Investment &amp; Regeneration took the Board through her report.</p> <p>The Director of Investment &amp; Regeneration advised a consultation would be required to be undertaken and stated Housing &amp; Neighbourhood Services would carry out the consultation.</p> <p>The Chair asked the Board to consider the recommendations contained within the report:</p> <ol style="list-style-type: none"> <li>1. To instruct a feasibility study to gain certainty of cost to ACHA and tenants – <b>APPROVED</b></li> <li>2. To ring fence monies to complete the works in 2018/19 - <b>APPROVED</b></li> </ol>	
19.	<p><b>Proposal to Install Play Areas to the Two Travelling Persons Sites</b>  The Director of Investment &amp; Regeneration advised that ACHA were working to exceed the current guidelines set out by the Scottish Government and as such proposed that playparks be installed to each of the Travelling Persons sites at Dunchologan, Lochgilphead and Ledaig, Oban. She further advised that as there was currently no budget allowance to enable the installation, her Department would be required to reduce the budget in one of the investment budgets to accommodate the costs, which would mean a reduction in the numbers of kitchens, bathrooms, new roofs, windows or doors that would be proposed to be fitted next year. She drew the Board’s attention to the table contained within her report which highlighted where savings could be made.</p> <p>The Director of Investment &amp; Regeneration advised the cost for installing a play park in Dunchologan was slightly higher due to cleaning and de-contamination works required but the cost for both sites would be just over £78k</p>	

	<p>The Chair advised there were around 10 children residing in the Dunchologan site and around 4/5 children on the Ledaig site.</p> <p>The Secretary stated he understood the reasons but felt it was a lot of money for a small number of children. He asked if not having a play park would be detrimental to the children. The Director of Investment &amp; Regeneration stated there should be equal facilities for all tenants. Bruce Marshall stated that not all ACHA owner properties had access to play facilities. The Chief Executive advised that every new build above 10 units included play facilities. He further advised that representations had been made by the travelling community. He advised it was his view that on the scale and scope of ACHA's investment programme, £78k was a relatively small amount of money in order to protect the Association from potential criticism.</p> <p>Councillor MacMillan advised he was in regular contact with residents of Dunchologan and it was his view the children needed a play area.</p> <p>Danny Kelly stated £78k would not hugely dent the budget in order to provide a play park on each site.</p> <p>Bruce Marshall stated £78k was not an awful lot for two play parks and asked what the occupancy levels of both sites were. The Chief Executive advised Dunchologan was almost always full and occupancy in Ledaig was around 60%. He reminded the Board that it was the Association's responsibility to maintain the sites as part of the Transfer Agreement.</p> <p>Bruce Marshall asked what play items would be installed. The Director of Investment &amp; Regeneration advised there would be a swing, slide and roundabout. She confirmed the cost also covered fencing and proper surfacing.</p> <p>The Chair asked if it would be possible to spread the cost and install one play park this year and one next year. The Director of Investment &amp; Regeneration stated that would cause more inequality.</p> <p>The Chair asked the Board to consider the recommendations contained within the report:</p> <ol style="list-style-type: none"> <li>1. To agree to install two play areas – <b>APPROVED</b></li> <li>2. To identify a budget within the next financial year to enable the installation - <b>APPROVED</b></li> </ol>	
20.	<p><b>Proposals for Blairvadach</b></p> <p>The Director of Investment &amp; Regeneration took the meeting through her report and stated a decision was required to be made in order to meet the new build target of 52 units by 2021.</p> <p>The Chair stated that while a lot of negotiations had been carried out there had to be a point when the Association had to stop considering the site if there was no progress or agreement reached.</p> <p>The Director of Investment &amp; Regeneration stated if the Blairvadach project were to be omitted from the development programme, that would not have</p>	

an impact on levels or spend as there were alternative options.

The Secretary stated that recommendation 2 within the report would leave the Association in exactly the same position as Allanwater. The Director of Investment & Regeneration agreed and reminded the Board that Allanwater were only interested in purchasing the land, not the listed building on the site.

The Chief Executive stated that a lot of legwork had been carried out by Allanwater and noted that agreement is scheduled to be reached by June 2018. He questioned whether that would provide the Association with enough time to address concerns in relation to not fulfilling the new build programme requirements. He stated that other options may be more credible. The Chief Executive added that he had real concerns as discussions had been ongoing for 17 months and remained at discussion state. The Chief Executive stated the Council were keen to have a tenure mix but the Board had previously taken the decision to only build social housing. The Chief Executive suggested writing to the Council stating if a decision could not be reached by June then ACHA would have no option but to remove Blairvadach from the programme. The Director of Investment & Regeneration raised further concern regarding timelines as a public consultation would be required to be undertaken, which could take around 12 months. She stated it was anticipated objections to the build would be received.

Danny Kelly stated it was his view ACHA should remove Blairvadach from the new build programme. Bruce Marshall agreed and provided examples of previous consultation and objections within the Helensburgh area.

The Chair queried whether the item should be brought back to the Board meeting in July. The Director of Investment & Regeneration suggested with a caveat stating if a certain level of progress had been reached.

Danny Kelly stated he felt a decision should be taken by the Board at today's meeting as he did not anticipate decisions being reached by June. He added that ACHA needed to protect itself and the new build target.

The Director of Investment & Regeneration stated that the Council's request for mixed tenure would also cause complications as the Board had taken the decision not to build mixed tenure properties.

The Secretary commented there appeared to be more reasons not to progress with the site than there were reasons to proceed. He stated that the Association would require to be sensible and realistically the Blairvadach site could be years away from conclusion. In addition the Association did not wish to build mixed tenure, there was a listed building in the middle of the site that was a crumbling liability, more reasons not to proceed.

The Chair suggested ACHA write to the Council advising the site was being omitted from the Association's current development programme. He stated the letter may force a reaction from the Council. The Chief Executive agreed that a credible letter would be beneficial. He added that the Housing Convenor, Councillor Currie had already raised concerns the new

	<p>build target was in danger of not being met.</p> <p>The Board of Management <b>AGREED</b> to send a letter to the Council stating ACHA would be omitting the Blairvadach site from the programme and provide the Council with the reasons for the decision and also remind the Council that ACHA's Board had previously agreed not to build mixed tenure properties which would allow the Council a chance to respond.</p>	<p><b>Jim Milne/ Alastair MacGregor</b></p>
21.	<p><b>Glenshellach New Build Name</b></p> <p>The Director of Housing &amp; Neighbourhood Services advised a name for Phase 13 of the Glenshellach new build site was required. She took the Board through her report and advised the Oban, Lorn &amp; Isles Area Committee had proposed 'Stranraer Road'. The Director of Housing &amp; Neighbourhood Services advised that if approved by the Board of Management the proposal would be submitted to Argyll and Bute Council and the Post Office for consideration.</p> <p>The Secretary stated he had no wish to go against the Area Committee's proposal but stated he was against naming a street with the same name as a place in Scotland as mail for Stranraer Road would end up in Stranraer. Sandra Glazsher stated mail was sorted by post code. The Secretary advised that not everyone used post codes and in addition they were useful in machine sorting but not manual sorting.</p> <p>The Board of Management <b>APPROVED</b> the name of phase 13 as 'Stranraer Road' subject to final Post Office and Council agreement.</p>	
22.	<p><b>Customer Satisfaction Survey Action Plan 2017-2019 Quarterly Update</b></p> <p>The Director of Housing &amp; Neighbourhood Services advised the updates contained within the January column were now out of date. She advised the Gypsy Traveller Satisfaction Survey had been carried out and the Tenants Satisfaction Survey would be carried out August/September.</p> <p>The Director of Housing &amp; Neighbourhood Services advised the action plan would be updated again for the next quarter.</p> <p>The Board of Management <b>NOTED</b> the contents of the report.</p>	
23.	<p><b>Scottish Housing Regulator's Discussion Questionnaire; Regulation of Social Housing in Scotland</b></p> <p>The Chief Executive provided the background to the Scottish Housing Regulator's consultation. The Chief Executive advised the Association had tried to answer the questions raised and also insert perspectives. He took the Board through his report.</p> <p>Bruce Marshall stated he was not aware that Internal Audit was not a requirement. The Chief Executive stated it was clear from feedback that many of the smaller Associations did not engage the services of Internal Audit due to costs. He advised it was his view there was a value in Internal Audit.</p> <p>The Board of Management <b>NOTED</b> the contents of the report and <b>APPROVED</b> submission of the questionnaire.</p>	

24.	<p><b>Board Away Day October 2018</b> The Chair advised it was hoped to hold the October Board meeting on Islay which would tie in with the new building opening in Bowmore.</p> <p>The Chair took the Board through his report and advised the approximate cost of holding the meeting on Islay would be £7k. He stated budgetary provision could be made if the Board did not wish to re-join the SFHA. He further stated that to date no correspondence had been received from the SFHA.</p> <p>The Chair asked for a show of hands of who would attend. John Muir, Bruce Marshall, Roddy McCuish, David Carmichael, Danny Kelly and Councillor MacMillan stated they would attend.</p> <p>The Chair asked if the Board were happy with the proposals contained within his report. Bruce Marshall stated he felt the exercise was worth the cost.</p> <p>The Board of Management <b>APPROVED</b> progressing the arrangements to hold the October Board meeting on Islay.</p>	
25.	<p><b>Benmore &amp; Kilmun Community Development Trust Community Action Fund Application</b> The Chair stated that as there was no Bute &amp; Cowal Area Committee it was the Board's responsibility to consider the Community Action Fund application received from Benmore &amp; Kilmun Community Development Trust.</p> <p>Bruce Marshall stated they were the only organisation that had applied for funding from the Bute and Cowal area. He stated it was his view the application was very worthwhile and advised he would agree to the request. The Secretary seconded Bruce Marshall's comments.</p> <p>The Board of Management <b>APPROVED</b> awarding Benmore &amp; Kilmun Community Development Trust the sum of £650.</p>	
26.	<p><b>A.O.C.B. Community Action Fund – Application From Alienergy</b> The Chair advised a Community Action Fund application form had been received from Alienergy and took the meeting through the application form. The Secretary advised he was a former Director of the organisation and he found it difficult to believe they were applying for a grant of £500 consideration the amount of money given to them from the Government. The Chief Executive stated the Community Action Fund had been set up to support small organisations and he did not believe the application from Alienergy was in the spirit of the fund. Danny Kelly agreed the application was not in the spirit of the Community Action Fund. The Chair summarised it was the Board members' view that funds should not be awarded to Alienergy from the Community Action Fund and the application form was <b>REJECTED</b>.</p> <p><b>Training</b> The Chair advised the two year training plan was being worked on and</p>	

	<p>stated that a high percentage of the training requested could be provided by internal sources, in the main ACHA's Directors. The Secretary stated it was his view that would provide better continuity and advised he fully supported internal training. He further added that perhaps Board members could attend some of the staff training where appropriate. The Board of Management <b>AGREED</b> to internal training sessions where possible.</p> <p><b>Graham's Point, Kilmun</b> The Secretary left the meeting.</p> <p>The Board of Management <b>AGREED</b> to obtaining legal advice from BTO on the matter.</p> <p>The Chief Executive added the reality was time was creeping towards growing season and the Association could be subject to bad press if it did not continue with the grass cutting until the matter was resolved. The Board of Management <b>AGREED</b>.</p> <p>The Secretary returned to the meeting.</p>	
27.	<p><b>Date &amp; Time of Next Meeting</b> Thursday 24<sup>th</sup> May 2018 at 10.00am in the Inveraray Inn, Inveraray</p>	