

BOARD MEETING IN CLUB HOUSE

MONDAY 11th AUGUST 2025 at 7pm

1. Welcome, Apologies and Board Interests

The Commodore welcomed everyone to the meeting and asked members to notify of any conflicts of interest that may arise during the meeting.

Present - Kirsty Brown, Stuart Brown, Bill Aitchison, Alistair McLean,
Sallie Condy, Neil Towart, Marion Bowen, Alistair Clements

Apologies were received from Andrew Leech, Iain Hurrell and Catriona Craig.

2. Minutes of Previous Meeting

It was noted that there were a couple of minor discrepancies in the previous minutes. 2 names had been missed out of the seredunt and 2 topics had been numbered wrongly.

It was also noted that any club members names that have been used in the minutes should be blacked out prior to the minutes being available online.

The corrected minutes should be circulated to all board members prior to being uploaded to website.

3. Matters Arising

- Wi-Fi - not discussed as A Leech not present
- Please see secretaries report for info on ABC play park lease.
- The handbooks have now been printed and distributed to members.
- Volunteer email for Polaris still to be circulated.
- Volunteer email requesting help for Bill and Lorn still to be circulated.

4. Commodore Report

Kirsty reported that she had just been informed today that there have been 2 outboards stolen over the weekend. It was also noted that a cover had been removed from one of the boats out the back.

Lorn has been looking through the CCTV.

Lorn would like to purchase 4 new cameras to replace the old ones. They would cost £67.99 each. Lorne will be able to tune in the new cameras via Wi-Fi to the existing system. All present in agreement that new cameras should be purchased.

Kirsty also reported that herself and Marion had visited the Men's shed to discuss using their building for the building of the Skiff. The Men's Shed is unable to provide the space for this.

Kirsty then spoke to Graham Adams of Benmore outdoor centre regarding using their shed . Graham could tell Kirsty that Benmore has a Skiff that they are not using and could sell it to the club! The cost would be £5,000 without trailer and £6,500 with trailer.

There was some discussion around this issue as the kit for our Skiff has already been ordered. Options and points discussed were as follows -

- Try and return the kit that has already been ordered
- If unable to return it maybe sell on to another club
- Keep the kit so club could eventually have 2
- How to fund the buying of the Benmore Skiff
- We are still waiting on answers from possible sponsors

Decisions made re above are as follows -

- Marion to check if it is possible to return Skiff already ordered
- Sallie has offered help with sponsorship and donations etc. Mike Condry will also help her with this
- Decision re way forward to be made at next meeting

Kirsty would like A Leech to confirm that member has received a refund.

A club member is borrowing the tables this weekend for a small donation.

Our Rib is being used for the Piper event at Gourock this weekend.

Kirsty has received a burgee from Royal Papua New Guinea Sailing Club. We will send them one of ours in return.

Kirsty has requested that A Leech has a look at WebCollect regarding the purchasing of merchandise and sizing and colours as there seems to be some difficulty with this.

5. Treasurer Report

The Charity Trustees Forms have to be submitted as soon as possible. Check all info is correct prior to submission of forms. A Leech will deal with this.

Moving forward with SCIO report.

See attachments **Treasurers Report July 2025** and **HLSC SCIO 07 July 2025**

6. Secretary's Report

Holy Loch Sailing Club – Secretary's Report
Meeting Date: Aug 1st, 2025

1. Clubhouse Licenses -

- £ Entertainment licence for Polaris applied for.

2. Clubhouse Bookings

- £ Next booking is Saturday August 2nd – Inchinnan Boat Club. No Licence required.
- £ Hayley Bell has booked (and Paid for) use of the club house on Friday 5th September for her daughter's 18th Birthday Party. - No licence required.
- £ Cowal Mountain Bike have booked the club house for their AGM on Saturday 27th September – no licence required.
- £ Sara Hawley has booked the club house for 17th October and requested a licence. She is organising members to operate the bar.

3. Club Handbook

- £ Now delivered and in the clubhouse for members to collect. (130 printed).
- £ Andrew issuing invoices to Advertisers

4 ABC Play Park Lease

- See attached email from Euan Bathgate and Heads of Terms.

5. Bike in Dinghy Store

- £ Email sent to the member concerned. No response and no action taken yet.

6. Training Courses

- £ Paul Bew is happy to offer safety boat courses in the Autumn. His son is also a qualified trainer so they could do a larger number. Just waiting on costs.
- £ Paul Bew can also do first aid courses in an evening if we wanted, again in Autumn.

7. Calum McLauchlan Fund

Sally McCarthy (nee McLachlan) has emailed and included an image of a letter sent from the club at the time the fund was established (see attached).

8. Bidwells – Mooring Fees Invoice

Nothing to report

9. Polaris

Email sent to 50 Sailing clubs with notice of race and copy of poster. Had responses from some clubs already to confirm they have shared with their members. Please note my thanks to Marion for the Poster and to Sallie for sorting out the webpage

HALS Race Results – I have spoken briefly to Lorn, so he is aware, but this needs a longer conversation.

10. Email from Euan Bathgate

Hi Catriona,

Apologies for the delay in getting back to you I have been sporadically on holiday so have been playing catch up. I hope you are well.

I have prepared a draft head of terms which are attached for your consideration. The heads are intended to cover the key “headline” terms to save further negotiation further down the line. Whilst heads of terms are not legally binding, it is seen as putting the key organs of the lease in place from the outset and in bad faith to then revert on these terms. They, therefore, do not cover everything that

would form part of the lease and are just intended to give us enough to set the tone so that both parties are on the same page. If you could please let me have your feedback on the draft that would be great. Please do not be shy in raising anything you would like added in or amended.

Turning to the plan in question, I agree that we will need to have a new plan prepared given the vintage nature of the existing plans and I can have a third-party searching agent prepare one (usually at a cost of between £100 - £250 plus VAT depending on complexity and amendments). Would you be able to mark up to some degree exactly what you are expecting the Council to lease here, and I could look to instruct a plan to be drawn up? That said, it may be best until we are slightly further along with the Council before we incur further costs.

I am on holiday (again, I know) next week due back Monday 28 July so if you want to have a catch up at some stage that week then just let me know the date and time which suits you best in the middle of that week to give me some time to get my feet back under the desk.

I look forward to hearing from you.

Kind regards

Euan

HEADS OF TERMS

SUBJECTS Car Park and Playpark at Shore Road, Sandbank, Dunoon

LANDLORD Holy Loch Sailing Club (SCIO)

Charity Number: SC052823

Registered Address: Rankins Brae, Sandbank, Argyll, PA23 8FE

LANDLORDS

SOLICITOR

Euan Bathgate

Harper Macleod LLP

Citypoint 65 Haymarket Terrace

Edinburgh

EH12 5HD

TENANT Argyll and Bute Council
Kilmory, Lochgilphead, Argyll, PA31 8RT
TENANT SOLICITOR Gordon Dagleish
Argyll and Bute Council
Kilmory, Lochgilphead, Argyll, PA31 8RT
RENT £1 per annum.

TENANTS

OBLIGATIONS

The Council shall be responsible to maintain and repair the playpark and carpark in an appropriate and safe manner at all times.
The Council must keep the Subjects in good and substantial repair and condition and clean and tidy and as necessary renew, replace and rebuild the Subjects.

The Council must repair any damage to the Subjects, as soon as is reasonably practicable.
At the end date, if so, requested by the Landlord, the Council must remove all fixtures and fittings (and loose contents) from the Subjects and give the Subjects back in good decorative order with vacant possession.

LANDLORDS

RESPONSIBILITIES

With the exception of the members of the Landlord using any slipway to take access to Holy Loch, Should the Landlord take access to the Subjects to exercise any Landlord's rights under the lease, then they must give reasonable prior notice and repair any damage caused.

INSURANCE The Council will affect all necessary insurances (including public liability) over the Subjects.

The Council will indemnify the landlord against any actions, claims, costs or demands arising from the Council's use of the Subjects. The Landlord will have no liability for any insurance over the Subjects and shall have no liability for any claims arising from the Council's use of the Subjects unless arising directly from the negligent act or omission of the Landlord.

USE The Council shall use the Subjects as a car park and children's play area for the provision of public recreational or sporting facilities for the people of Sandbank, and for no other reason whatsoever without the Landlord's prior written consent

TERM To 1 October 2082 (to coincide with current end date of existing lease) BREAK On every 15-year anniversary of the start date of the existing lease, either party can terminate the lease with 3 months' notice to the other party.

LANDLORD'S

RESERVED RIGHTS

The Landlord (and their members) will retain a reserved right of access to any slipway(s) on the Subjects which give access to Holy, at all times.

ALTERATIONS The Council must obtain the Landlord's prior written consent for any alterations to the Subjects.

LEGAL &

PROFESSIONAL COSTS

Each party shall bear its own legal costs and expenses incurred in connection with the negotiation, preparation, and execution of this Lease and the termination of the existing Lease.

CONDITIONS These Heads of Terms are not intended to be and shall not be contractual in effect. Any contract shall only be entered into by way of missives, or a lease adjusted by the respective solicitors.

There was some discussion around the ABC Play Park Lease. All in agreement with a breakout clause.

There was also some discussion regarding how much we owe Harper McLeod Solicitors and how much each part may cost. CC to find out this info.

Re the Calum McLachlan Fund - it was discussed that something should be done with this fund, to be discussed later.

CC to circulate corrected minutes as they need to be uploaded to the website.

7. Sailing Secretary's Report

SAILING SECRETARY REPORT

The last race of Series 2 had to be postponed due to lack of wind and will now be held on Wednesday 3rd September. The alteration to the Starting schedule implemented in Series 3 seems to be having the desired effect, minimising interference between Classes.

Dinghy Tuesdays has had to be stopped due to lack of support occasioned by holiday commitments but will recommence on 12th August.

The Piper Championships are due to be held at RGYC this coming weekend.

The Notice of Race for the Polaris Regatta has been circulated, and the other necessary arrangements pertaining to the Racing are well in hand. Bill Aitchison.

Decision made to have the BBQ on week 6 not on the 7th week spare race night.

Bill reported that 3 racing marks had been dislodged in the storm. They were returned to the club via the Pilot Cutter. They have now been replaced. Note of thanks to both Bill and I Sinclair for all their hard work in replacing these.

Bill also reported that 1 VHF radio had been dropped in the water. It is displaying an error sign while charging but otherwise appears to be working properly. Neil Towart has offered to look at it on Thursday evening.

8. Cadet Officer

N Towart reported that Cadets are going well. The volunteer rota has worked very well this year and Neil expressed thanks to all who helped.

P MCWhinnie is happy to run safety boat courses and NT is happy for the volunteers to attend this course. A McL to compile a list of who is priority for this course. NT will liaise with P McW re this.

NT states that the Power Boat 2 course can be run as a 1 day refresher but that a full course will be required for the Safety Boat training.

NT happy to run the PB2 refresher course. Some names already provided to attend this.

Next year it is hoped that each safety boat will be operated by volunteers with both a safety boat course certificate and the PB2 certificate.

There was a lot of discussion around what courses could and could not be held from the club due to the club not having paid the affiliation fee of £328 to the RYA. NT eventually found the information that states that as long as the trainer is a member of the club and all attending are also members then the courses can be run from the club.

Neil has had no reply from the RYA Safeguarding person as yet.

NT stated that best practice would be to have all those on safety boats who are dealing with children to be PVG checked.

KB to give Joyce a list for next year for all on safety boat to be PVG checked.

NT reported that ISO covers have been received.

9. Maintenance Co-ordinator

Maintenance report August 2025

1). No1 Support Boat has had the following carried out

New propeller fitted

Gearbox oil checked OK

Engine oil checked OK

Bilge pump wiring repaired bilge pump worked but switch was defective. Switch panel renewed and pump now works in manual

Elephant's trunk drainpipe repaired with new eyelet.

Tow rope removed and laundered replaced on runner bridle.

For the future the cockpit needs a coat of paint and the skeg on the outboard gearcase will need to be fabricated and rewelded.

2) No2 Support Boat

This also needs a new bilge pump switch panel, and the pump is blowing fuses so I will fit the new pump which was purchased for No.1 boat.

Gearbox oil checked OK

Engine oil checked OK

Garage

Needs holes in roof sheets to be repaired. I have the primer and flashband for doing this will bill Andrew when it's done.

Gable end wood sheathing needs replaced. Can I get quotes for supply of tongue and groove boards similar to those already fitted?

Petrol Store Box

Needs to be bolted down for security and coat of paint for the lid.

Slipway

I would like to arrange filling the holes in the concrete at the top with mortar and those at the bottom with a flexible filler.

I have one lot of spray biocide remaining to put down before the end of the season/Regatta.

Best Regards

Alistair McLean

AMcL and SB to discuss the use of flexible filler for the lower end of the slip and concrete for the upper end. AMcL or SB to obtain the £200 petty cash from AL to be able to purchase materials for this.

Thursday Club Maintenance day scheduled for Thursday 4th Sept, 10am - 1pm. SC will email members re this.

10. Social Co-Ordinator Report

Social coordinator report August 11th Board meeting 2025

Prize Giving – Booked for Saturday 15th November 2025, 7:00 for 7:30, Argyll Hotel. AL has kindly offered that as last year members can go into his shop to buy tickets at £35.00 and make their food choices.

Galley – Sunday 7th September Robert Love memorial races, Love family will provide the cakes for the day, but it will be BYO lunch, Tricia and Joyce have kindly offered to make the teas etc.

Cleaner – Glens came in and cleaned for the first time, 31st July, booked fortnightly for a Friday or Saturday am, booked for the 12th of September.

Skiff-

Skiff kit ordered and to be delivered to our home address.

However, there are more ongoing developments regarding the skiff, which we will discuss at the meeting.

Fundraising

- Applied for £500.00 form Alpkit.
- Applied to Western Ferries Communities fund.

IH has suggested that the SCS Muster be held at HLSC on Polaris weekend. There was some discussion around this but ultimately it was decided that due to the possible excessive numbers in the club that it would not be suitable to hold the muster that weekend. The board are more than happy for them to use the club any other weekend and suggested the weekend after Polaris as there is still time to apply for a licence for this weekend. KB will inform IH of this decision.

11. Health and Safety Report

No accidents to report

12. Polaris

- Volunteers required for galley, bar and canopy set up.
- SC will email members asking for volunteers and also ask members to remove items from the car park etc.
- MB will arrange a meeting with the volunteers at the of Aug
- Bill has enough volunteers to help in race box
- A Currie is organised to help with the cadets
- Sailing courses completed
- NT has asked Peter White re use of safety boat for cadets
- Kirsty and Sincy have also offered use of their rib
- There are enough volunteers for safety boats
- Bill will speak to Sincy re the laying of the race marks
- CC has applied for the licence
- Posters arranged
- Canopy set up Thursday evening - AMcL to coordinate
- MB to order butchermeat
- 17 doz rolls to be ordered from Blacks - MB to do this
- Eggs have been ordered
- KB,MB and AMcL doing Booker shopping
- Donations of cakes required - SC to ask members
- Saturday evening food being provided by Redwood - £500 guaranteed
- SC to check that CC has re-sent info round the other clubs
- AL has been asked for money for cannon cartridges
- Floats for Galley and Bar to be obtained from AL
- AMcL will help Lorne with the results - KB will inform Lorne of this
- Try to get someone to do photography of the event

13. Safety Boat

- See maintenance report re safety boat maintenance/repairs/requirements

14. SCIO

- See treasurers report

15. Communications and Promotion

SC indicated that it would be a good idea to have a comms plan in place. SC CC and MB to get together to organise this.

- Love Memorial Race is 1st week in September. The Love family are going to provide cakes on the day. The Galley is covered by volunteers. It will be a bring your own lunch and BYOB.
- Sallie will circulate the August Gael Force discount code.

16. Club House - changing rooms

- AC presented draft drawings of new changing room and toilets. In order to make it possible to include adequate changing space and shower facilities for both children and adults it involved changing the entrance doorway to the gable end of the building. All present thought the plans were very good and addressed all issues re separate male and female changing as stated by RYA and also providing safe space for children to get changed and showered in private.
- AC outlined potential problems with this plan -
- Distribution board needs to be moved
- Stairs would also probably need moved
- Need structural engineer report

This plan would ultimately be more costly than first expected but all present felt it would be worth exploring.

There was also discussion re trying to obtain funding from Sport Scotland. This funding is available for projects of £40,000 and above. The funding applications have to be submitted by the 1st of Sept or the 1st of April.

Decisions made/Actions required -

- Collate all info required for a funding application. Helen Munns may be able to help with this.
- Have an initial conversation with D Galloway - KB will organise this.
- Contact an electrician re possible move of distribution board
- Look at plan more thoroughly and get drawings done ● For further discussion at next meeting

17. Membership

Membership numbers have increased over the year and currently stand at 168.

Sallie has had to gather a lot of statistics as lots of detail is required for funding applications etc.

It is suggested that on the registration form there is a context box with DOB, Gender and Accessibility needs along with an explanation as to why we are asking for this information. All present agreed with this. SC will draft a copy for the Autumn meeting.

Thanks was extended to SC for getting the Polaris Webcollect up and running.

18. Slipway

See under maintenance co-ordinator at No 9

19. Vision Plan - update

As already minuted

20. Polaris Regatta

See No12 for all info

21. AOCB

- MB asked permission to display a poster about the proposed Wind Farm as the planning application is now in. All agreed to this being displayed.

22. Date of Next Meeting

Monday 8th September at 7pm

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SEDERUNT 2025				No of meetings since AGM 8			
	Present	On-line	Apologies		Present	On-line	Apologies
Kirsty Brown	7	1	0	Bill Aitchieson	7		1
Alistair McLean	7		1	Harris Munns	5		3
Andrew Leech	6		2	Marion Bowen	6		2
Sallie Condie	6		2	Stuart Brown	7		1
Catriona Craig	7		1	Alasdair Clements	5	2	1
Neil Towart	5		3	Iain Hurrell	5		3