

The Glendale Trust

Annual General Meeting 25th January 2020

Welcome

Present:

Clare Gray	Brian Smith	Graham Davies	Andrew Kiss
Alex Robinson*	Sam Thorburn*	Angie Atherton	Sarah Wiggins
Roger Holden	Andrea Holden	Greg Lane	Carol Martin
Kevin Stockley	Gordon Thomson	Leslie Thomson	Sandra Powell*
Cat Canning*	Richard Powell*	Andrea Cross*	+1 name not known*

Apologies:

Linda Jackson	John Cross*
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*Non-members

Current Board: Clare Gray, Andrew Kiss, Graham Davies, Brian Smith. Tim has resigned because of work commitments.

Adoption of Minutes of AGM held on 16th June 2018

Proposed: Gordon Thompson, seconded Angie Atherton

Financial statement

The Trustees regularly review the level of reserves to ensure that they are suitable for the planned activity and have examined the requirement to retain free reserves, which are those unrestricted funds not invested in fixed assets, designated to a specific purpose or otherwise committed. These stood at negative £12,603 at 31 October 2018. The reversal of this position is dependent on the Trust delivering its Meanish Pier project and entering into a commercial leasing agreement which has already been agreed in principle. £2,251 of the deficit relates to a VAT liability resulting from an earlier board of directors claiming VAT in error on expenses where they were not entitled to reclaim the input VAT in full, due to the nature of the expenditure. This board will ensure that this is repaid when the income from the Meanish Pier project is available.

Chairwoman's report

In autumn 2018, many residents felt that no progress had been made for some time on the pier and school. A special resolution with 21 signatures was sent to the Board which resulted in an EGM to elect a new board. The previous directors were invited, but declined, to stand again. Tim, Graham and I were duly elected and Andrew was co-opted onto the new board.

This last year has been busy for the directors and we have made good progress in sorting out aspects of the administration which needed attention. The first task was to determine the membership. We emailed 102 contacts on a list we were given, asking them to confirm their membership. Membership to date stands at 27 and therefore we need 6 members to be quorate. We now have an accurate register of members, as legally required and those members who accept our privacy policy, can request that minutes and other notices be emailed to them.

We were unable to set up a working bank account as there were too many/invalid signatories from many years back which had never been removed. John Cross, one of those previous signatories, kindly contacted the bank for us, to confirm the changes should be made.

Long standing issues with EDF, who had been billing the Trust for years for a non-existent electricity supply to the school, were eventually resolved and refunds made.

An exemption for Business Stream was put in place.

The school and school house were purchased in 2014 but Highland Council failed to notify the board that council tax would be due and so no exemption in council tax was applied for. The Trust now owes over £13k in unpaid council tax. This debt has been passed to a firm of debt collectors in Inverness.

Administrative control over the Trust Facebook page and website was denied to us. Tim spent many hours designing and setting up new social media platforms for us to use.

Meanish Pier Project.

The directors reviewed the original plan to create a marina at the pier and agreed that this was not feasible. Furthermore, no lease between the owner of Kames Fish Farming Ltd had been agreed and no funding for the project had been applied for. A new business plan and funding application for the project was written. This focussed on securing the income for Glendale from the Fish Farm, and so funding of £14,535 was applied for:

- Purchase croft land, £7,500;
- Purchase foreshore and stone pier, £1,500;
- Legal Fees associated with the purchases, the renunciation of the existing leases with CES; the acquisition of a new lease for the seabed under the mooring trots, the section of the pontoon which sits beyond the foreshore, and the seabed on which an extended slipway will sit; setting up a new lease agreement with Kames Fish Farming Ltd.
- We did not apply for £11k to pay for a project officer to carry out this work as had been previously planned.

Further developments at the pier can be considered in the future, if residents want them and are able to commit time to working on them with the board.

Borrodale School and School house.

A previous application to secure funds for a commercial development failed. We sought advice from a number of sources on how to develop and refurbish the buildings and concluded that the only option at this time was housing.

Highland Small Communities Housing Trust were invited to visit the Borrodale school site in May to discuss what options would be available to the Trust for development. The Trust applied for and was awarded up to £10K so that HSCHT could instruct 2 engineers, an architect, a timber preservation specialist and quantity surveyor to inspect the site. They reported back to me at a meeting in Inverness on 8th January and a discussion of their findings will take place after this AGM.

Election of directors.

Tim indicated his wish to, initially, stand down as chair, and latterly resign as a director at earlier directors' meetings because his other commitments had become too much to be able to give time to the Trust. His resignation was formalised at the AGM; the other directors thanking him for all the work he had done on The Trust's behalf. This fulfilled the requirement that one third of directors stand down. Clare and Graham indicated a willingness to serve again; the Trust welcomes Brian Smith on board.

To accept Clare, Graham and Brian as directors:
Proposed by Roger Holden; seconded by Kevin Stockley

To co-opt Andrew Kiss as a director:
Proposed by Graham Davies; seconded by Kevin Stockley

Clare thanked everyone for coming - meeting closed.