



Minginish Community Hall Association Annual General Meeting

Minutes of the Annual General Meeting held on 16.12.2023

Welcome and apologies.

Graham Campbell (GC), Chair of Minginish Community Hall Association (MCHA), opened the meeting and thanked everyone for coming along on such a terrible day. GC explained the timing of the meeting, which is only 11 months on from the preceding AGM. This is because the previous AGM meeting fell towards the end of the permitted time for an AGM (after the accounts have been submitted to Companies House) and because of the regulations of timings around special resolutions, this AGM is scheduled quite close to the submission of this year's accounts to Companies House.

Directors present – Graham Campbell (Chair), Julie Burnett (treasurer), Rod Mills, Eilidh MacLean, Alan Morris, Diane MacRae, Steve Bailey.

The MCHA Project Officer, Dawn Campbell, was also in attendance.

Members of the Minginish community in attendance –

Bill & Deirdre Peppe, Cliff Edden (Carbost Pier Ltd), Nick Duffill, Anna & Claire Campbell, Maureen and Dave Webster, Brian Green, Murray Campbell, Kenny Bain, Alison Campbell (OATS), [Louise Moir](#), Fiona Towers, [Sue Robinson](#), Andrew and Verity Giles, Mike and Lynn Shields, [Cheryl McIntyre](#).

Apologies received - Ali MacKenzie (Board member) and David Smith.

2. Approval of minutes of January 2023 AGM

The minutes of the AGM held in January 2023 were circulated when people arrived, they had also been uploaded to MCHA's website. These were approved at the meeting, being proposed by Alan Morris and seconded by Nick Duffill.

3. Chairperson's statement 2023.

The Chairman's report was presented to the meeting by the Chair, Graham Campbell (GC). The report summarised the activities of the past 12 months, and focused on hall activities, some general information on Minginish Community Hall Association (MCHA), the Fairy Pools, the use of funding generated from the Fairy Pools car park and the community newsletter.

The Chairman's report was noted for the records and is appended to the end of these minutes.

Questions/comments from the floor -

None received.

4. Approval of Treasurer's Report & Accounts 2022/2023 (y/e 31 March 2023) -

Julie Burnett (JB) summarised the financial position and let everyone know that a small number of printed accounts were available and digital copies were also available, on request from her, on the website and published on Companies House website.

Julie's financial summary (Treasurer's report is as appended) -

Treasurer's Report - summary

Copies of the full accounts for the 12 months to 31st March 2023 are available in full online through the MCHA website and Companies House. They have been prepared in accordance with the terms of the Charities and Investment (Scotland) Act 2005.

No Directors or volunteers receive any payment from the Hall Association either in fees or as employees.

This year's accounts are the first 12 months without any impact of covid 19 restrictions. Hall hire generated £6,584 with an additional £1,483 raised through regular activities, fundraising and donations. Wayleave payments and rent for the siting of a smart meter antenna at the hall continue. Cash of £583 raised through donations & the sale of books/DVDs is held in support of L2BH for the defibrillator at the hall and local surgery.

In April 2022 MCHA received the £2,500 paid out for fencing in the previous financial year. This plus the sale of small assets resulted in the income and expenditure account for operating the hall shows an operating surplus of £3,200.

Depreciation of the building shows in the accounts as standard as all funder's requirements have been met.

The Hall toilets continued to be opened to the public under Highland Council's "Highland Comfort Scheme"

Income from the Fairy Pools car park was £48,108 for the 12-month period. Local projects supported through the Fairy Pools scheme during 2022/23 included student grants for five young people; winter support for the local community shop plus the introduction of a winter discount scheme for Minginish residents. Grants were made to the Carbst Pier Group, Skye-wide organisations where Minginish residents were involved, local groups and the lunch club for Minginish residents. This income also funds our Project Officer role providing support to on-going projects.

A reserves policy was agreed and set up in the final months of the financial year. Details can be found on page 2 of the accounts. A total of £52,153 is reserved to cover potential building repairs, Project Officer costs, provision for future community housing projects and three months operating costs for the hall. These reserves have not been drawn on to date.

I would like to thank Donald Rankin of Portree for preparing and submitting the 2022/23 accounts.

5. Appointment of Accountant for 2023-2024

JB recommended that Rankin of Portree is maintained as the MCHA accountant.

The recommendation was proposed by Julie Burnett and seconded by Steve Bailey.

6. Retirements, election and re-election of Directors

As per MCHA's articles of association, 2 longest serving directors are required to stand down and can, if they wish, stand for immediate re-election. In order to satisfy this requirement JB and RM were required to resign from the Board :

ii. JB offered her resignation from the post of Director and stated her intention to stand for re-election.

Steve Bailey proposed JB's re-election, with Andrew Giles seconding it.

iii. Rod Mills offered his resignation from the post of Director and stated his intention to stand for re-election.

Alan Morris proposed RM's re-election, with Cliff Edden seconding it.

These 2 resignations satisfy the requirements of the MCHA memorandum and articles.

GC asked if there was anyone in the room who would like to stand for election and with no response to that, expressed his hope that anyone who is interested in finding out more about the work that the Board members do would approach him at any point through the year - there is the opportunity for anyone to be co opted throughout the year, and for that to become formalised at the next AGM.

GC explained that at the first opportunity (the first Board meeting following the AGM) the office bearers would be elected.

7. Graham brought to the attention of the meeting that there was a special resolution for the membership to consider and vote on.

GC explained the background to the name MCHA and the changes to the organisation over the intervening years which have led the Board to consider whether a name change is now appropriate -

Minginish Community Hall Association, as a name, relates back to when the organisation first formed, and its only asset was the planned community hall (Minginish Community Hall, built in 2009). Some years on, as a community group, MCHA's assets now include a playpark and a busy,

income generating, car park. MCHA is now working on a community housing project and intends to initiate a community consultation and community development plan in 2024.

In terms of the scope of the organisation, MCHA's grant disbursement function (of income generated at the Fairy Pools car park) and project officer working in the community, developing projects with local groups means that it is acting as any other community development organisation in Skye and the wider Highlands.

However, the "hall" referenced in the group's name causes some confusion in meetings attended by the Directors and there have been times when it seemed that the name of the organisation does not accurately reflect the role of the organisation in the community.

For these reasons, the Board of MCHA propose that, by special resolution, the name of the organisation is changed from -

Minginish Community *Hall* Association, to

Minginish Community Association.

GC asked if there were any questions -

1. Nick Duffill asked if there had been any consideration of changing the structure of the organisation at the same time - to a SCIO (a Scottish Charitable Incorporated Organisation), which is a special type of Scottish organisation, uniquely suited to Scottish charitable groups and would cut down on the reporting required, as an organisation would not need to be both a charity and a company limited by guarantee.

GC replied that he did not think there had been consideration of this but that he did not think the current reporting requirement and general set-up of MCHA (which is in common to lots of other Scottish charities) was overly onerous. JB added that the accountant submitted accounts directly to Companies House on behalf of MCHA. reducing the burden of this requirement to MCHA Directors.

2. Cliff Edden asked whether MCHA considered that they adequately represent the area.

GC responded that a community consultation is planned for 2024, which will take into account the thoughts, concerns and priorities of all residents and other organisations in the area. This consultation exercise will produce a locally agreed plan for the area and will help MCHA to plan and prioritise its work over the next 5 years (most likely).

GC says that, as chair, he has always tried to ensure that there is a good spread of Directors on the Board - in terms of geographical spread and demographic spread and has always done his best to involve all. Everyone can attend AGMs, MCHA publish summaries of their meetings on their website, the accounts are published on MCHA's website and on Companies House website.

3. Kenny Bain, chair of Minginish Community Council, asked about the difference between the Minginish Community Hall Association and Minginish Community Council.

GC replied that MCC has open membership (anyone in the community can join) and that the distribution of windfarm monies would normally go through a community development organisation.

Kenny would like to see closer working between MCC and MCHA. GC said that he welcomed to re-establishment of MCC and agreed that he would like to see a close relationship between the two organisations.

Nick Duffill added that Community Councils cannot hold assets.

GC put the special resolution to a vote -

Result -

25 in total to approve the amendment (21 in room + 4 proxy votes received prior to the AGM).

1 to refuse the amendment.

The special resolution met the 75% approval required to pass the amendment.

8. Any other business -

- a. Kenny Bain (chair of MCC) asked about the benefit of the existing windfarms and why, when Minginish included Struan, was Minginish not already benefiting from the income received from existing windfarms.

GC replied by saying that these were historical legal agreements and that he did not know how these decisions had been reached. He did think that the area of benefit was strictly defined as the *closest neighbour* to the windfarm only and that community council boundaries were used.

He stressed that in this proposed new windfarm, it is Struan itself, who has insisted that it is not only Struan, but the *close neighbours* who should benefit (including Minginish).

- b. GC presented a gift voucher for Edinbane Lodge to Nick and Jenny Duffill for long and valued service to Minginish Community Hall.

9. Close of formal business -

This brought to an end the formal AGM business of the afternoon. A more informal update of community projects would follow and any questions would be welcome.

10. DC gave an short update on the community housing project -

MCHA has been awarded feasibility study funding from the Scottish Land Fund and the Rural Housing Fund, totalling £17,900 and MCHA itself has committed £7,000 to this project. MCHA is investigating land at the moment and once this is resolved, engineers stand ready to proceed with land surveys. Once MCHA has a draft plan for the housing project, this will be presented to the community for their input and comment.

MCHA is working with a group of parents to re-establish a youth club, which has been in abeyance for several years now. We hope this will commence in the spring. MCHA will be working with Highlife Highland to deliver youth club sessions as this type of youth work is highly regulated these days.

GC brought attention to the fact that Fiona Towers and [Sue Robinson](#) were at the back of the room and would be pleased to talk to anyone who would be interested about their project “Growing Minginish”, a gardening project that it is hoped will be situated in the Hall grounds.

11. Questions from the floor -

None received.

ADOPTED

MCHA CHAIRMAN'S REPORT

AGM – Saturday 16 December 2023

Chairman's report for the period covering Feb 2022 to 20 January 2023.

About MCHA

MCHA was originally set-up to fundraise for, build and run this community hall. Over the years our remit has evolved and widened, reflected in changes to our Articles of Association, to the extent that we now operate as the community development company for the Minginish area. In addition to the hall, we also own the Fairy Pools car park and we are responsible for the children's playpark in Carbst.

We are a registered charity set-up as a Company Limited by Guarantee. We have a Board of Directors who are all unpaid volunteers, but thanks to the funds generated at the Fairy Pools Car Park, we are able to employ Dawn Campbell as our part-time project officer. We currently have 8 directors – Steve Bailey, Julie Burnett, Alastair MacKenzie, Eilidh MacLean, Diane MacRae, Rod Mills, Alan Morris and myself.

In addition, over the course of each year we are supported by many members of the community, particularly here at the hall such as Marie Mirabeau who has taken on hall booking activities. I would like to thank all the directors and all the volunteers who give up their time, energy and expertise to support our activities and those of the groups and clubs that use the hall.

HALL

Activity here at the hall continues to recover from the days of COVID when the doors were closed. Hall income increased from £4,200 in 2021/22 to £6,600 in 2022/23. It is being used for the ceilidh classes, the craft group, bowls, Minginish Centenary events and as a meeting space for various groups. Last winter it was in regular use for the senior citizens lunch and we hope that there will be a couple more of these this winter.

Looking forward, the hall will be hosting some youth club activities, there are one or two wedding bookings, the New Year's ceilidh as well as all the current activities. The community garden proposal will see the hall grounds being developed and the hall itself acting as a hub.

The hall is now 14 years old so annual maintenance will likely increase; we spent £4,000 replacing the external door to the storage area for instance. Recognising that maintenance will increase we have in turn increased our hall reserve fund by a further £10,000. Julie will cover the reserves some more in her report.

FAIRY POOLS CAR PARK

By way of background, let me summarise our involvement. The Fairy Pools car park area is owned by MCHA but operated by Outdoor Access Trust for Scotland (OATS) as part of a 20-year agreement which began in 2018. The area of the Fairy Pools itself is owned by MacLeod Estates. Day to day operation of the car park is the responsibility of OATS and they funded the construction of the toilet facilities opened in 2021. We receive income from the car park based on the turnover generated from car parking fees.

From the outset the priority for MCHA in relation to Fairy Pools has been to help manage the impact of visitor activity and numbers at the site for local residents. We have never promoted the Fairy Pools as an attraction, we obviously don't need to, and there are no plans for us to do so.

The income generated for us at the Fairy Pools Car Park has transformed how we can operate as an organisation providing us with significant annual income. In 2021/22 this was £36,000 increasing to over £48,000 in 2022/23. So far in the first 9 months of this Financial Year we have received income of £53,600.

The funding we receive from the Fairy Pools allows us to undertake projects at our own hand as well as support other projects and activities in Minginish and projects that impact Minginish. By way of examples, in 2023 we have approved £6,500 for the Carbost Pier Group towards extending their pontoon facilities which, if successful, will lever in a further £70,000 of funding from the Highland Council Community Regeneration fund. We have approved £2,500 towards youth club activities which attracted a further £2,000 from the Highland Council. These are a couple of excellent examples where the Fairy Pools funding has been used to lever in external funding to the area.

Last winter we supported Carbost Community Shop and all Minginish residents by introducing the 10% residents' discount. We decided to continue that support this winter with a further £12,000 approved to fund this. As a community we should be proud that we have the means and the facility to support our residents in this way.

COMMS

It has been mentioned previously that we don't do enough to promote and inform the community on our activities. This is probably a fair comment, so we have tried to improve on this.

Obviously, we hold our AGMs each year which are open to the public. We have our website – www.minginishhall.co.uk – where we have information on our organisation, our activities and we upload notes from our directors' meetings. We use Facebook for occasional updates, and just recently we produced and distributed the first Minginish Community Newsletter. There are copies available for you to take away, but I'm hoping that you may already have seen it. We wanted this to be community news and information involving other local organisations too such as the Community Council and Carbost Community Shop, rather than purely focused on our organisation. Along with some members of the community council, we did do some door-to-door deliveries and copies are available at the shop, surgery, etc. I'm not sure how frequently we will produce these, perhaps a couple of times each year, and we will try to get better door-to-door coverage next time to ensure that each home in the area gets a copy.

OTHER PROJECTS and ACTIVITIES

Following the close of formal business, we will be happy to provide an update and answers questions that you may have on our projects and activities when we will welcome questions from the floor or we can chat over tea and mince pies.

Looking forward to 2024 we will continue to progress our community housing proposal as best we can and we also want to make a start on a community consultation and planning exercise. The Struan community have kindly let us borrow the panels that were produced as an outcome of the exercise

they conducted which show how the vision can be communicated. The intention is that this will be a vision and plan for the area involving all community organisations in the area and all residents, and it will help inform and support us in our work in the years to come.

Graham Campbell

16 December 2023

ADOPTED

Minginish Community Hall Association AGM

Saturday 16th December 2023

Treasurer's Report

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There were no grants for specific projects this year as many grants were focussed on recovery from the impact of covid 19.

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Julie Burnett

MCHA Treasurer 16.12.23

ADOPTED