



Minginish Community Hall Association Annual General Meeting

Minutes of the Annual General Meeting held on 10.02.2022

1. Welcome and apologies.

Graham Campbell, Chair of Minginish Community Hall Association (MCHA), opened the meeting.

6 Directors were present – Graham Campbell (Chair), Julie Burnett (treasurer), Margaret Bain, Ali MacKenzie, Rod Mills, Steve Bailey.

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

Members of the Minginish community in attendance – 11.

Apologies were received from: Leona Webster.

Graham welcomed everyone in attendance for coming out on such a cold night and started the meeting by explaining a little bit about the background of MCHA, which is the outcome of Minginish Community Hall Association and Minginish Community Trust (MCT) coming together and MCHA taking over the remit of MCT.

2. Approval of minutes of December 2019 AGM

The minutes of the AGM held in December 2020 were circulated prior to the meeting to the Directors and had been handed out to attendees who had been at last year's AGM. These were approved at the meeting, being proposed by Julie Burnett and seconded by Margaret Bain.

3. Chairman's statement / Directors Report 2020/2021

The Chairman's report for 2019/20 was presented to the meeting by the Chair, Graham Campbell (GC). The report summarised the activities of the past 12 months, in particular, the vaccine roll-out which had been held in the Hall, which had been a highlight.

- a. GC thanked Carbost Medical Practice staff and volunteers on his own, and the wider community's, behalf.
- b. Events and regular groups have commenced at the hall again, albeit at much reduced level to pre-COVID. Hall usage has been, obviously, impacted by COVID restrictions in the previous 12 months but it is hoped that the next year will bring back greater levels of normality and with it, increased use of the hall. Promotion of the hall, as a venue, will be a priority for the Board and project officer (PO) this year.

GC extended his thanks to all hall volunteers, in particular Jenny and Nick Duffill for the work they do running the hall. GC appealed for more volunteers to help with this.

- c. The MCHA PO had changed over the last few months with Henrik Micski leaving for another, full-time, job and Dawn Campbell (DC) taking his place. GC thanked Henrik for his work over the past two year.
- d. Fairy Pools (FP) – when restrictions have allowed, the FPs have been busy. MCHA works with their partner, Outdoor Access Trust for Scotland (OATS), who manage the car park on a day to day basis. MCHA receives a regular income from the car park, which is invested back into the community. GC would like to thank Kate Forbes, MSP, for her support and for opening up the new toilet block in June 2021.

The intention MCHA had always been that the car park would alleviate some of the issues caused for residents of the Glen by visitor activity. This has undoubtedly been achieved, although challenges remain at peak times. MCHA and OATS will continue to monitor this, with support from statutory bodies which have responsibility for the road.

As part of the wider Skye Iconic Sites Project, MCHA and partners, are developing interpretive boards, building bridges and upgrading path-work and viewpoints at the Fairy Pools.

- e. Community Housing –
As a response to a community consultation that was held by MCHA in 2019 in which a lack of affordable community housing was identified as a priority, MCHA has engaged the services of the Communities Housing Trust, to begin developing this project. GC says that while it is early days, the Board and CHT are confident that this crucial project is a realistic one. The Board has identified this project as an extremely important one and will be dedicating any time and resources that they can to ensure that this can happen as quickly as possible.
- f. Fairy Pools Grant Fund –
Since the last AGM, MCHA has awarded funding to Carbost Primary School Parent Council, Minginish Community Council, Carbost Community Shop, North West Skye Football Club.
- g. Other projects –
Phone kiosk – MCHA has adopted this and intends to convert it into a small visitor attraction.
Fiskavaig Stone – MCHA is funding a local stone mason to make a replica of the Fiskavaig Stone which is located at the National Museum of Antiquities of Scotland. The Fiskavaig Stone will be displayed outside the hall on the double plinth which now displays the Eynort Stone, which MCHA rescued from a similar fate – Inverness or Edinburgh.
- h. Thanks – in addition to the aforementioned people, GC would also like to thank former directors Peter Meister and Paul Rees. He would also like to thank Cheryl McIntyre and Carbost Primary School children who planted a “wee forest” around Minginish Hall recently.
- i. Conclusion –
GC concluded by reflecting on the many things that the Minginish Community have to be grateful for – a Primary School, a modern medical practice, a community owned shop, which are some of the foundations for a thriving community. However, young families are essential for thriving communities too and this is why the Board see the community housing project as their next priority.

The report was noted for the records.

4. Approval of Treasurer's Report & Accounts 2020 – 2021 (y/e 31 March 2021)

Copies of the 2020/2021 accounts were circulated to attendees. Julie Burnett (JB) summarised the financial position.

JB explained that, unsurprisingly, the annual Hall income was greatly reduced (£204) due to the Hall having being effectively closed for the 12 months. Income was supplemented by the bonus ball scheme (£1510) and donations (£1,241). Wayleave payments and the siting of a smart meter antenna at the hall also brought in income.

£450 was raised for L2BH charity through donations and sale of books at the Hall.

A Covid-19 grant received by MCHA was used, as intended, to support the local community during the various lockdowns over the course of the 12 months. A balance of £6,400 was carried forward into the next financial year, to be used for the same purpose.

Hall expenditure totalled £9,331 – maintenance, repairs and enhanced cleaning protocols. Resultingly, the Hall income/expenditure showed an operating loss of £2,500 for this financial year.

The accounts show hall depreciation for the first time, now that the building is 10 years old.

The Hall toilets continue to be open under the Highland Council's "Highland Comfort Scheme".

Fairy Pools Car Park (FPCP) income totalled £19,891, despite the car park being closed for 4 months. This money is entirely intended for local projects. Project Officer costs are now being paid from this income.

An emergency reserve of £20,000 exists and has never had to be drawn on.

JB thanked Donald Rankin of Portree for preparing and submitting the 2020/2021 accounts.

5. Appointment of Accountant for 2020 – 2021

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

The recommendation was proposed by Nick Duffill and seconded by David Smith.

6. Retirements, election and re-election of Directors

JB offered her resignation from the post of Director and stated her intention to stand for re-election. This satisfies the requirements of the MCHA memorandum and articles.

GC proposed and Jenny Duffill seconded JB's re-election.

New Directors: Eilidh MacLean (Drynoch) was proposed as a director by GC and seconded by Steve Bailey.

Steve Bailey had been coopted onto the Board in the course of the year, his appointment was formally ratified at this AGM.

GC expressed his hope that people may step forward throughout the year to join the board - anyone who is co-opted throughout the course of the year would have their appointment ratified at the next AGM, as per MCHA's memorandum and articles.

GC expressed his hope that anyone else, who is interested in the work that MCHA do in the Minginish Community, would approach him at any time.

7. Any other business

No other business was noted and this concluded the formal AGM business for the evening.

8. Close of business.

9. Update on community projects.

a. Community Housing

MCHA are working with the Communities Housing Trust (CHT) on a potential community housing project. CHT are very experienced in supporting communities to deliver community housing, where there is a need for housing and the market is failing to deliver that housing.

A report was circulated to the AGM attendees that summarised the results of the housing needs analysis survey which MCHA had commissioned. The report had been promoted online for 2 months. 105 residents, 24 non-residents and 9 existing Minginish businesses responded – a very good response which demonstrates a high housing need in Minginish. The survey responses demonstrate support for a community housing project. It is very a very positive first step that Minginish can demonstrate both need and community support.

Key points –

1. The survey identified 22 new potential households from existing Minginish residents within the next 5 years.
2. 81 out of 85 respondents support are strongly in favour of priority being given to local people.
3. 27 residents would like to move – many are in houses that are too small and conversely many are in houses that are too big.
4. 7 respondents would like to return to Minginish, with 3 citing close family connections as the reason. Respondents were generally supportive of Minginish returners being considered when considering allocation of future housing.
5. A mixed development of low cost home ownership, low cost rent and self build could be considered.

b. Fairy Pools Car Park Grant Fund (GF)

GC explained to those in attendance that the GF was open to applications from any resident or organisation based in the Minginish area. Eligible activities are sporting activities, hardship support, small business start up, educational needs and local environmental projects.

Examples of recent successful applications include –

Carbost Primary School Parent Council received support for a polytunnel, North West Skye Football Club received support towards a lawnmower, the Carbost Community Shop received funding towards getting them through their first winter and a new EPOS cash machine. Hardship grants have also been paid out.

Application forms were available on the night for anyone to take away and GC and JB urged people in attendance to spread the word widely, the Board are very keen that the fund is used to support the residents and organisations within Minginish – the funds are exclusively from the Fairy Pools Car Park income, and this community benefit is what the car park income is intended for.

GC made it clear that any hardship funds awarded were treated in the strictest confidentiality.

10. Questions from the floor welcome

No questions were received from the floor.

There were no further questions and the meeting closed at 19:55 for tea and coffee.

Adopted