

CARRADALE COMMUNITY TRUST
Virtual Board Meeting
Minutes 21 April 2021 1830

In Attendance:

Tony Leighton (Chair), Alasdair Bennett, Gordon Abernethy, Jenn Lee, Malcolm Trott (Treasurer), Hamish Hunter, Ian McGhie, Margaret Richardson (Secretary), Johnny Durnan (from 7pm)

1. **Apologies:** Alan Walker, Tracey Muscroft, Jean Campbell
Review of the Minutes from the last meeting (7/4/21). Minutes were approved by all present and will be put onto the East Kintyre website.
2. Action Items from last meeting : None
3. **Treasurer's Report:** MT had already circulated his report to the Board Trustees which showed the recent activity on the main account including the amount spent on the ongoing refurbishment of the shop and PO. The Cour grant has now been spent and Scottish Land Fund's grants have now been received by the CCT. A claim has been made to the EKWFT from the approved grant allocation. A number of small reimbursements have been made to Board members for items purchased for Seneval, The Heritage Centre and the Temporary Shop. The Temporary Shop has a healthy balance as at 19 April 2021.

MT informed the Board of the generous legacy bequeathed to the Trust by Margaret Johnson, who lived in Edinburgh, but whose family have a holiday home in Portrigh.

Chairman thanked MT for all his hard work.

As a member of DTAS (Development Trust Association Scotland), there is an opportunity for CCT to apply for up to three-year funding. This funding is aimed at 'supporting capacity building within development trusts,' and this would allow us to make 'transformational changes in the running of our community organisations'. The Board agreed that a funding application should be submitted.

ACTION :JL

4. **Governance Reforms:** MT had already circulated details of the proposed Reforms. He has had feedback from two of the Board, and will amend accordingly and will send out to all members.
An email with an explanation why the Constitution is needing to be updated, along with Proxy forms will be sent out giving 14 days notice, to all members asking for approval of the proposed changes. Members will be asked if they wish to attend a Zoom meeting and if yes an invitation will be sent out to them to attend a Special Members Meeting (SMM) on Zoom when members will vote on the proposed changes. Anyone not able to attend this SMM will have the opportunity to vote by email. Email responses will be required a week before the SMM takes place. The SMM will be held on Wednesday 19th May at 1900. AB will organise a method to allow people to vote on Zoom.

ACTION: MT/AB

5. **Branding:** JL showed the Board version 3 of the logo which has been professionally designed for the Community Shop and PO and the CCT. There was some discussion before a vote was held as to whether to accept this logo representing Fishing, Forestry and Farming, or not. All present agreed to use this logo with the dissent noted of Alan Walker, who could not attend the meeting. Going on from this agreement, signage will need to be considered and JL will arrange for large portrait shaped signage for the shop and PO to be made. JL will check whether funding is already in place for signage.

ACTION:

JL

6. **Trust Activities:**

- A. Shop and Post Office: Refurbishment is going well, work is ongoing with the new floor covering, currently main problem is the moving of the PO counter. Action by the Post Office is required.

ACTION: MT/TL

B. **The Network Centre:** HH updated the Board on the work undertaken so far. Problems with the stop cocks and plumbing have now been fixed, painting has been started and floor covering samples have been obtained and choices made. The whole site's electrical supply has been assessed by a local electrician and as a result there are a number of things which need to be replaced and/or upgraded. Unlikely to get the electrical safety certificate without the upgrade. HH asked for a quote for all the electrical work which has now been received and as time is running out before the proposed opening date, JL suggested that CCT funds are used to pay the electrical bill in the meantime. All agreed for electrical work to go ahead

ACTION: HH

The Old Plough which sits outside the Heritage Centre is to be removed and HH has asked a local farmer to take it away. It was considered unsafe to remain where it was. There were no objections to the removal of the plough.

Discussion followed about how to keep the outside area clean and tidy. AB suggested that a sub group be created to oversee matters concerning the Network Centre and the Heritage Centre.

ACTION: HH/MT/AW

New tenant is happy with the lease, some changes were made to it including the annual rent. She will be responsible for the commercial waste water and electricity she uses. This has all been agreed and she will receive a signed copy in the next few days.

Bikes and Buggies: MT gave a resume of the history of the Bikes and Buggies established in 2013. CCT owns the bikes, buggies, helmets and trailer. The Heritage Centre is deteriorating and inside is quite damp resulting in bikes and buggies being in a poor state. Signage is very poor. A discussion followed about maintaining the building and the responsibility of the CCT as landlord. It was agreed that the building was no longer fit for purpose and JL suggested that she rework the tearoom business plan and costings for the Board to look at prior to application being made to the Adapt and Thrive programme. Board agreed that a long term plan was needed rather than continual patching up and agreed that JL should seek funding. GA offered his help in any way.

JL will talk to the Bikes and Buggies tenant about the plan for renting out equipment this year.

ACTION: JL

C. **Seneval:** JD gave a report on the Composting Site having been delegated as the overseeing Trustee since the resignation of AM. Piles of garden clippings and branches have been dumped outwit the bins. He has intimated that he is not in a position to oversee the use of the site as was discussed at the previous meeting. His concerns are the lack of volunteers to do the sorting and clearing and the problem of what to do when the bins quickly fill up. A decision twas made to close the site until a work party can be organised. JD offered to put a rope across the site and a laminated notice saying 'Closed Until Further Notice. MT and JD will sort out CCTV.

ACTION:MT/JD

D. **Harbour:** Nothing to report

E. **Abbeyfield:** Nothing to report

7. **EKREG:** AB reported to the Board that a number of large companies looking to install wind farms have not offered any community shared ownership and have no interest in doing so. Communities need to take this to the Scottish Government via Community Councils and fight it at a political level.

East Kintyre Community Fund had their inaugural meeting recently so that is up and running now and any money received from Beinn an Tuirc 3 can now be lodged with this fund.

8. **AOB:** There being no other business the meeting closed.

9. Date of Next Meeting: 5 May 2021 1900.