

Madderty Community Association

Annual General Meeting – 17 April 2025

Village Hall, St Davids, Madderty, Perthshire.

Minutes (Final Draft)

Chair – Mrs Wendy Greenlees

Minutes by Alistair Gilchrist

Preamble.

TRUSTEES: - Wendy Greenlees (Chair,) Alex Haddow (Acting Treasurer), Betty Bott, Charles Harris, Ian Cramb, Iain Thomson, Alistair Gilchrist.

[Resignations – Joanna Lochhead, Russ Kelsey, Andy Davison, Iain Thomson and Alex Haddow – Our grateful thanks to them for all their work on the Board and welcome to Alistair Gilchrist who was co-opted on to the Board during the year]

COMMITTEE MEMBERS – Wendy Greenlees (Chair), Alex Haddow, Betty Bott, Charles Harris, Ian Cramb, Iain Thomson, Kath Melville, Louise Davidson, Russ Kelsey, Sue Smyth, Mike Toogood

[Resignations during since last AGM – Joanna Lochhead, Russ Kelsey and Andy Davison, Alex Haddow, Iain Thomson – Our grateful thanks to them for all their work on the Committee]

HALL ADMINISTRATOR:- Donna Kudarenko.

IN ATTENDANCE - (apart from Trustees):- Mike Toogood, Carole Toogood, Frances Haggart, Ingrid Clayden, Helena Thomson, Sue Smyth, Audrey Hogg, Seona Anderson, Charles Wood,

Isobel Barron-Wood, Adrian Wake, Louise Davison, Andy Davison, Christina Hamilton, John Hamilton.

Opening

Wendy opened the meeting on behalf of the Trustees and welcomed all for attending.

Apologies

Apologies were received from the following:

David Cameron, Elizabeth Cameron, Graham Thom, Anne Cramb, Richard Bott, James Sutherland, Sylvia Sutherland, Archie Melville, Julia Melville, Kath Melville, Mike Melville and Sheena Haddow.

1. Approval of the Minutes of the last AGM

The Minutes were approved by Charles Wood and seconded by Audrey Hogg.

2. Report by the Chair.

Wendy gave a general review of the work of the Trustees and thanked Alex Haddow and Iain Thomson for the contribution to the Board over many years. The details would be explained in the following reports.

3. Presentation of the Accounts.

Alex Haddow gave a full and frank overview of the Associations accounts and funding.

He outlined that the electricity contract was fixed rate during 2022/23 and cost just under £1,200. In 2023/24, fixed contracts were unavailable, and unit rates increased significantly. The cost for that year was £4,400. Now, with the installation of the solar panels he expects the Hall electricity to be significantly lower for the year 2024/25. Overall, there is a slight decline in the cash balance of the Hall but there are significant funds in hand. The annual accounts for 2023/24 have been completed, independently examined and submitted to Companies House and OSCR.

The Hall now has a new cleaner, Karin, and there has been a marked improvement to the Hall and Kitchen. Thanks were expressed to Karin.

As usual, the Accounts show a significant depreciation of the book value of the Hall. The income of £79K is mostly made up of grants [circa £60K] for the solar panels. The apparent increase in margin for the year is due to solar grants provided to us in 2023/24, which were to be paid on completion of the panels in the following financial year.

No questions were asked from the floor.

Alex explained that both he and Iain Thomson were resigning at the AGM – Our grateful thanks to them for all their work on the Board and welcome to Alistair Gilchrist who was co-opted on to the Board on 22/1/25.

Wendy thanked Alex for his diligence in keeping the Accounts and carrying out the necessary submissions.

4. Report by Hall Administrator

A Gilchrist gave the following report on behalf of Donna who was on holiday.

We're pleased to report that bookings continue to grow steadily, with ongoing positive feedback from hirers. Many have expressed their appreciation not only for the excellent facilities available, but also for the warm and welcoming atmosphere of our community. This is something that's especially noted by our wedding parties, and continues to be a defining feature of the hall's appeal.

To support this growth, we've increased our promotional efforts with greater online visibility and regular advertising in the Quair. These initiatives have contributed to the rise in bookings, with a healthy mix of private parties and weddings now choosing our hall. This summer, we have six weddings confirmed.

Regular bookings also continue from the school, playgroup, and our dance and exercise classes. Sadly, we've lost our yoga class following Joanna's move away. While we've received interest in both yoga and Pilates, instructors have found it challenging to reach the necessary attendance numbers to make classes viable. If anyone has suggestions or contacts who might help us reintroduce these sessions, we'd be grateful to hear from you.

Finally, a heartfelt thank you from me for the continued support of the trustees and committee. Your help makes all the difference.

Enjoy your evening.

Donna was thanked for her report and for the work she has done for the Hall.

5. Update about the Solar Panel Project

Alex Haddow gave the following report.

The panels were commissioned at the end of April 2024. The energy provider selected from 1/8/24 was Octopus, and they have been extremely helpful in getting the smart meter running properly – a critical component of the overall solar system. Our installation firm went into liquidation not long after our system was commissioned, and Solax, the Chinese manufacturer of the solar system, have given a great deal of remote help in getting everything working satisfactorily.

The smart meter started working properly (reporting data to Octopus) in January 2025, so we will get a year's worth of actual readings in January 2026. Alex and Iain and others have spent a lot of time getting the system working.

In the winter, when solar generation is low, the grid charges the batteries during the lowest rate periods each day and any power from the panels is used by the hall or stored in the batteries. At night and during more expensive electricity periods, the batteries supply the power to the hall. So, the batteries can be viewed as time-shifting cheaper electricity for use throughout the remaining periods of each day.

In the summer, the batteries get charged almost totally from the panels, and the panels supply the hall with almost all of its power needs.

Excess electricity is exported back to the grid.

EV charging can drain the batteries very rapidly and cause the hall to need unplanned import energy from the grid. — this is still being refined to reduce the possible problem.

CARES contributed 85% of the solar system (panels, batteries, inverters) cost. Transport Scotland contributed 75% of EV charger costs. The Hay MacLagan Fund paid for the balance.

[Round of applause for Alex and Iain from the attendees.]

6) Hall Bookings and their contribution to Hall sustainability

Alistair Gilchrist gave a brief report.

Apart from the big income events the daily use of the Hall provides many benefits for the Community whilst producing a health income stream to the Hall. Classes and groups are available most days of the week including badminton and pickleball, exercise class by Live Active. There is an upholstery class in the winter and it is hoped to continue with palates and yoga. The Hall is always open to new suggestions for other classes and events.

Any suggestions are welcome.

7) The Paths group and Ground maintenance

Iain Thomson gave the following report:

He thanked the numerous volunteers who looked after the Hall grounds e.g. grass cutting, hedge trimming, gardening, external maintenance, noticeboard, disposal of grass cuttings/trimmings etc. This improves and maintains the attractiveness of the Hall and grounds within the community.

A further group of volunteers were thanked for their efforts with the Paths Group, in supporting path maintenance and development throughout Madderty. A number of possible path projects were under development and Iain stressed the importance of gaining the

support of landowners directly involved as a first step. Projects include the reinstatement of existing paths, as well as projects which could involve the purchase of land/property. Should any purchases be involved the community would need to be consulted widely to gauge support before going ahead.

He gave an example of a purchase (the telephone box for £1) which has become the village exchange; an important social hub.

8) Presentation on Past and Future events.

Betty Bott gave the following presentation:

She thanked everyone for coming. She indicated that there were a number of forms on each table asking for information about past and future events. It was important for the Trustees to know which past events were considered good and needed to know if they should be run again. In addition, the Trustees were looking for ideas of other events which could be run. Importantly, Trustees were not only looking for ideas but also for people to take responsibility and lead on any ideas that they put forward.

She mentioned the “Warm Spaces Events” and mentioned that she would be seeking views on whether these should be run again and if so, what subject matters should be included. She would also welcome discussion on whether attendance at events should be charged or not.

Betty mentioned that a Trustee of the A Hay Maclagan Trust, Mr Frank Smith, had attended the last Trustees’ Meeting and had been impressed with the attitude of the MCA Trustees that the Hall should be self-supporting and should only look for assistance for major capital projects. He had commented that this attitude was unique in his experience.

Betty told the meeting that the Trustees had been asked to consider what capital expenditure items were required (over and above the running of the Hall) and to provide details to the A Hay Maclagan Trust for consideration. These items might include replacement chairs, repair to the store floor, ‘black-out’ blinds, a replacement projector and lawnmower.

Betty mentioned specific events which had yielded the following profit for the Hall:

- **Christmas Fayre** – £872
- **Quiz Night** – £356
- **Pop-Up Restaurants** – approximately £350 each
- **Burns Ceilidh** – £658
- **Cycling event in April 2023** – £1830 (though unfortunately, this event might not run again)
- **Race Night** – over £2000 – but this event relied on sponsors and an effort had to be made to find different sponsors

Betty pointed out that the Hall finances were assisted not only by people participating in and helping at events but also by members of the community doing work for the Hall which would otherwise be a chargeable amount. This was achieved by donations of money, food

and effort – citing as an example kind donations of food by the Crambs and pudding makers for the annual BBQ which meant that the ticket charge was a straight profit for the Hall and also work and donations of materials for the renovation of the play-area which had cut a potential bill of £5500 to one of just over £2000.

Other events like the Christmas and Spring Fayres and the Warm Spaces Events were supported by a faithful band of home bakers and kitchen workers many of whom gave their baking free. She thanked Louise Davison for taking the trouble to become eligible to run a licensed bar and Andy Davison for ably helping Louise to jointly run the bar which made a profit on all our social occasions. Betty mentioned that MCA also owed a debt of gratitude to people linked to but not living in Madderty – Louise & Andy's parents who helped at both the Hogmanay and Burns night events – “over and above the call of duty”. She mentioned specifically, Russ Kelsey – a past Trustee and Committee Member who had emigrated to Canada, and Cathy Melville – both of whom worked quietly in the background to support and maintain the Hall and its grounds. Cathy had been unable to attend the meeting as she was in hospital and the meeting wished her well and a speedy recovery. All these many contributions indicated massive community energy and support.

Betty thanked all involved.

Betty went on to discuss the “Warm Spaces Events” which had been running for 2 years and were subsidised by Perth & Kinross District. The WSE came about as a result of COVID and the rise in winter fuel costs and were supposed to provide a warm space for people who could not afford heating to come together for social interaction and an improvement in their mental well-being. She raised the question as to whether the Hall should continue to ask for this subsidy (even if it was still available), and if not, whether running similar social events was something that the community wanted.

Frances Haggarty from the floor asked for financial details and Betty advised that the grant was £360 a year to run 6 events on the basis that the subsidy paid for food, heating, a contribution to the speaker and travelling expenses. Any money not spent had to be returned to P&KD. In terms of the rules governing the grant, no charge could be made at the event – although a number of attendees had offered donations. The meeting decided unanimously that the events should continue to be run but that no application should be made for a subsidy and that a charge should be made to cover the costs of the event with a small margin of profit. Betty asked people to fill in the forms on their tables for suggestions of events or to email the Trustees at trustees@madderty.org.uk. There was unanimous support for a “Bacon Butty Breakfast” event!

This led on to a general discussion about charging for events versus asking people for donations. From the floor Andy Davison made the point that there should be a balance between charging for an event and the value of the event to the community with or without charging. He suggested that it might be useful to consider the minimum, (or no), profit that has to be made from the event against the greater good of the community and the cost of providing an event for the community to enjoy. The floor voted unanimously that there should be no charge for the Halloween Party or Christmas lights event but that a donation box could be placed at the door for contributions from adults. From the floor, Helena Thomson suggested that in some cases entry could be “by donation” so that attendees could

make their own decisions as to what they were willing to pay. The floor was thanked for all the suggestions which would be considered by the Trustees.

Betty also asked people to consider putting themselves forward to be Committee members or to volunteer for specific jobs. Once again there were forms on the table for people to complete if they were willing to offer support. She advised that Julia Leslie-Melville had already said she would join the Committee and from the floor, Audrey Hogg volunteered to come back on the Committee.

10) Any Other Competent Business

Francis Haggart asked if musical instruments were still in existence.
They are still in the store room.

Alistair Gilchrist raised two questions on behalf of David Cameron

1] The Wishart family resided in the Parish. Sandy passed away and was very keen on youth sports. The family offered to contribute to a sport addition to the Hall (Wishart's Wishes). It was decided to purchase a pair of moveable goalposts.

The family have been given samples of what is available and a decision is in progress.

2. He asked if something tangible could be made to the Hay Maclagan family who without them, there would be no Hall. Alex explained the background to the Hay Maclagan Trust. There are two trophies in safe keeping and a suitable form of display cabinet is being considered, though the actual location is proving difficult.

11) Close of meeting

There being no further business, Wendy brought to meeting to a close. She thanked everyone for attending and repeated her request for volunteers.

Finally, she invited people to look at the tables and displays and enjoy a glass of wine [or two].

Meeting closed: 8:55pm