

**Madderty Community Association  
Minutes of the Annual General Meeting  
2 November 2023**

**Madderty Village Hall – 7.30 to 9.30 pm**

**Chair: Wendy Greenlees**

**Association Trustee Attendees:** Betty Bott, Ian Cramb, Iain Thompson, Alex Haddow, Shona MacDonald, Joanna Lochhead, Andy Davison

**Hall Administrator:** Donna Kudarenko (minute taker)

**1. Welcome**

The meeting was opened with a warm welcome to all attendees.

**2. Approval of Previous Minutes**

The minutes of the previous meeting were approved. Proposers: Anne C and Audrey Hogg.  
Seconded by: Louise Davison.

**3. Financial Report**

The full accounts and a summary were available for review.

Shona MacDonald provided the following update to provide further information and context:

- Post-COVID recovery was discussed. Hall hire income has risen from under £6,000 to over £12,000, nearing 2019 levels.
- Loss of income from the school, which previously contributed approx. £3,000 annually, was noted. Efforts will be made to re-establish this.
- Hay MacGlagan grant of £11,000 was used to cover an £8,000 deficit.
- Increased efforts in advertising for weddings and organising fundraising events (race night, ceilidh, etc.) have introduced new participants.
- It was highlighted that fundraising should help cover hall costs, not just event costs.
- Static running costs noted, including gardening.
- Bank charges have reduced due to moving from RBS to Charity Bank.
- One-off costs included a shed and electrical works.
- The focus of Association remains on covering costs rather than making profit.

**Accounts were approved by the committee.**

**4. Hall Administrator update**

Donna updated the attendees that things were picking up with six weddings currently booked for next year. Birthday parties are continuing to be regular source of income.

Have had queries regarding running additional classes such as fitness and creative but they have failed to book so far. Donna confirmed it is looking positive for next year and beyond

## **6. Solar Panel Project**

Alex updated attendees on the current solar energy project which he is leading on with Iain Thompson supporting and Dave Allan offering valuable expertise. The purpose / aim of this project is to reduce dependency on the grid and reduce the significant energy costs.

The following was noted:

- After exploring energy contract options post-contract expiry, the trustees opted for a one-year agreement with British Gas due to soaring costs.
- Two suppliers were considered, with Kingsway Electrical chosen after site visits.
- Project includes solar panels, battery storage, and two EV charging points.
- Expected that 80% will be grant funded / Estimated savings: £3.5K annually.
- Panels have a 25-year guarantee.
- Work scheduled for late November–early December.
- Kingsway Electrical will provide maintenance free of charge in exchange for promotional signage.

**Alex and team were congratulated the group on the success and vision behind the project.**

## **7. Articles of Association**

Betty presented with a tribute to Alex and team for their dedication and support on these.

The following was confirmed:

- The revised articles have taken 18 months to finalise and were recently approved by solicitors and OSCR.
- Key changes:
  - Expanded charitable purpose to include other community assets.
  - Membership to be opt-in, requiring new systems to track members. AGM sign-up suggested.
  - Article updates include removal of defunct trustee-nominating organisations.
  - Trustees must still go through community approval for asset purchases.
- Voting criteria for approval of new articles:
  - Eligibility: Residents of Madderty Parish
  - 2 votes per household. 40 votes needed; 75% required for approval.

Outcome of vote:

Proxy votes validated by both Wendy Greenlees and Joanna Lochhead.

**Result: 31 in favour, 1 against, 1 abstention. One ballot null and void. Articles approved.**

## **8. Trustee Elections & Retirements**

Betty outlined rules: one-third of trustees must step down each year.

- Three trustees retiring: Shona, Alex (stepping down but will assist with the solar project), and Ian C (will return to the board).

## **9. Warm Spaces update**

The upcoming Warm Spaces Hub project was introduced by Betty. She explained a grant from PKC had been secured. Guests will be welcomed with refreshments and thanked with small tokens. Community ideas were encouraged.

## **10. Other Business (AOB)**

- It was requested by an attendee that we purchased new dish towels to help with events – this was approved.
- **Paths Group:** Landowners expressed interest in restoring core paths. Projects include areas around The Pow.
- **Gardens:** Appreciation expressed to Kath Melville and Betty for their work. A new gardener is being sought.
- **Litter Picks:** Equipment is available. A gardening day is scheduled in a few months.

## **11. Thanks & Close**

- A special thank you was extended to Shona for her years of service as treasurer.
- Meeting closed.