

KDCC
2021 AGM Minutes
Meeting held on 25/1/22

Present:

Trustees: Alan Young (Chairman), Brian Morton (Bookings Secretary, Ali Heaton (Treasurer), Andrea McNicoll (Secretary), Sandra Jamieson, Audrey Godfrey, Deborah McCartney and Claire Harley.

Members: Chris Pearman, Malcolm Knowlson, Linda Knowlson, Rena Cameron, Hilda Milton, Alan Milton, Graeme Lobb, Jonathan Baxter, Joanne Baxter

1. Approval of minutes from 2020 AGM

Alan invited everyone to read through copies of the last AGM minutes, which were provided at the meeting. These minutes were approved by Jonathan Baxter, seconded by Malcolm Knowlson, and will be signed by Alan Young.

2. Chairman's report

After reminding all present of the Covid regulations in place during the meeting, Alan welcomed everyone and thanked them for their attendance. He thanked the committee members for their energy, enthusiasm and support. All members, except for Claire Howell who has resigned due to work commitments, are willing to serve another year. Alan thanked Claire for her contributions to the committee. He also thanked all the volunteers, especially Jimmy MacDonald and Graeme Lobb, for their ongoing work on the grounds and heating. Special thanks were given to those who have provided time, equipment and their expertise, including Joey Gough, Rob Coope, Dicky Wyer, Charlie Rogers, Willie Burke, Dave Chrystal and Jimmy Martin. These people have saved the hall time and money through their help with joinery, fencing, landscaping and account inspection. Alan extended his thanks to all those in the community who also gave their time.

Alan reported a drop in hall hires due to Covid. It has made fundraising impossible and many social activities have had to be cancelled. Alan pointed out that despite this, £51,000 of funding has been secured from other sources, including local authority 'loss of income' Covid grants and £8,000 from a film company who hired the hall for several weeks. As a result of working hard to access and secure grants, at the start of 2020 about £50,000 had become available. With this balance, Alan reported, the committee came to decisions about their objectives for the hall. These included:

1. Carrying out any outstanding maintenance work – this cost around £6,000.
2. Retaining a reserve of at least £15,000 for emergencies/Covid contingencies.
3. Refurbishing the large hall, upgrading the storage facilities and refurbishing the small hall so that it can be used as a community hub for various activities.

Alan reported that the first two objectives were easily attained. Many tasks were undertaken to achieve the third objective, including replacing the curtains in the large hall, creating new storage space in the back bowls room and undertaking extensive refurbishment of the small hall. £35,000 was spent in total on all this, leaving a reserve of £19,000 in the bank (almost twice as much as the bank balance of £11,000 at the start of the Covid pandemic).

Since completion of the small hall, there have been two open days and a social evening, which raised over £200. Alan stated that the committee intended holding these social evenings and other events at least once a month. He pointed out that it takes about £10,000 a year to finance the hall, including about £6,000 on amenities and about £4,000 on maintenance. The committee's rationale behind refurbishing the small hall was to make it attractive for a variety of events, classes, clubs, parties, etc., with the aim of generating additional letting income.

Alan also explained that over the next few months new play equipment will be added to the hall playpark, paid through a grant (£4,000) from the builders who developed Kirk Side as well as contributions from the Community Council (£2,000) and the Hall Committee (£2,000). Alan thanked Jonathan for helping to access this funding.

Alan reported that the Memorial Wood project has raised £2,000 so far and that another 120 saplings will be delivered in late February/early March. He has also applied for a grant from Highland Council's 'nature restoration fund' which encourages communities to create biodiversity, reduce carbon footprints and improve sustainability. If successful, this grant could be used to improve the hall field. The hall has also been nominated again for a Coop grant which will bring in extra funds later in 2022.

Alan outlined some of the events proposed for the coming months, including a quiz night in February, a possible ceilidh in March (with a local band who will play without charging a fee), a 'meet and greet' event in April, the Six Day Trials in May, and a midsummer concert/barbecue in June.

Alan added that the roof dormers on the small hall are in need of repair or replacement, the potholes in the car park need fixed, the stage carpet needs replaced and more work is needed to improve the internal wall displays. He stated his hopes for the return of all the clubs and activities and the need to attract new users to the hall.

3. Treasurer's report (see attached balance sheets)

Ali pointed out two minor changes in the accounts. Income is being generated through the solar panels which were installed in 2020 which means that there is now a 'solar panel income' space in the receipts section. The other change is in the payments section where there is now a separate line for 'improvements', which has been added due to the exceptional refurbishment expenses over this last year. Ali added that this separate line will be useful going forwards so that the accounts can reflect the different amounts spent on maintenance and improvements going forward. Ali mentioned that it's hard to predict how long Covid will continue to affect us and that, taking the hall running costs into consideration, the committee feels that any surplus funds from Covid grants should be spent on the hall.

Ali reported that:

Fundraising was non-existent in 2020 due to hall closures.

Hall hire has generated £8000 in 2020 from the film company, and around £3000 in hall hire since the hall reopened in June 2021.

Donations through Memorial Wood has brought in £2018 and a small amount from Amazon Smile and payment for excess materials sold after work was completed in the hall.

Ragbag funds have increased from £380 in 2019 to £596, possibly as a result of Covid clear outs during lockdown. Ali pointed out that this has led to £298 being donated to the school.

Grants have totalled £51,000 over the last 2 years. Of this, £16,000 was for the solar panels, £31,000 was towards 'loss of income' and just over £4,000 was generated from the War Discretionary Fund and the village hall grant. The loss of income grants have provided a lifeline, allowing the hall to cover its running costs and make improvements to the building.

The solar panel, as mentioned before, now generates income.

With regard to payments, Ali reported that:

Fundraising expenses are down but do show expenses for flyers and stationery for the Memorial Wood project.

Electricity is slightly increased from 2019 as a result of the film company's use of the hall and the contractors' use for works done. The current £657 received in income from the solar panels, however, will offset electricity usage going forwards.

Cleaning costs are less than last year. The telephone costs remain the same but may increase slightly as there is now a phone available for emergency use only. There is an increase in the ragbag/gifts/miscellaneous figure from last year, due to an increased contribution to the school (due to an increase in ragbag funds), but a goodwill gesture was also made to Rachel Shepton for loss of income when she had to cancel clients in order to accommodate the film company.

The music license is reduced to reflect the lack of hall use. The insurance is less than last year as it is now paid monthly, although the premium has gone up slightly to over £1,300.

Improvements/maintenance are shown on separate lines, as discussed. Just under £35,000 has been spent on improvements, and £6,000 has been spent on maintenance, including new radiators, sound system, grounds maintenance, a new brushcutter, plumbing and outside painting.

Ali concluded that although there is a deficit of £5,000 to end the 2020 accounts, there is still £19,000 in the bank at the end of the year. There are still some small items from the refurbishment which will appear in next year's accounts but overall the accounts are looking healthy going forward into the next financial year.

Alan then broke down the costs of the refurbishments, as follows:

£7,012 was spent on the large hall – on curtains, sound system and stage lighting.

£6,389 was spent on new storage, the hallways, the wall boards, the back rooms and the electrical cupboard.

£13,329 was spent on the complete renewal of the small hall, including flooring, patio window, electrics, wall panelling, furniture and redecoration.

£6,209 was spent on the patio and banisters.

£2,048 was spent on flowerpots, shrubbery, gravel and outdoor materials.

He pointed out that the committee's objective in carrying out the refurbishment was to improve the facility in order to generate more letting income in the future.

4. Resignation of trustees and appointment of new trustees

All trustees resigned in accordance with the constitution and were re-elected. Audrey nominated Clare Harley to the committee, and Ali seconded Clare's election. Alan welcomed Clare.

5. Questions from the floor

Jonathan Baxter stated that the Community Council will be celebrating the Queen's Diamond Jubilee this year and asked if the hall committee would join in. Alan said he thought the hall committee would be happy to join. Jonathan also suggested that the floor in the large hall should be refurbished. Alan replied that previous enquiries into this estimated the cost to be about £8,000 but agreed to look into this matter further.

Alan added that he has also applied for funding from the Ward Discretionary Fund for large format audio-visual equipment to use for possible arts and cultural broadcasts, etc., but was not particularly hopeful that this would be forthcoming.

Alan concluded the meeting by thanking everyone for attending.