



LISMORE COMMUNITY TRUST

Purpose: to maximise the potential social, economic and environmental well-being of the whole community of the Isle of Lismore

DRAFT MINUTES OF THE AGM OF THE LISMORE COMMUNITY TRUST **HELD AT 7PM ON FRIDAY 23RD JUNE 2023 IN THE HALL**

Present: Andy Hough- Chair,(AH), Laura Savill – Treasurer (LS), Anita Bachuil – Secretary (AB), Jane Hough (JH), Carol Womleighton (CW), Julian Wormleighton (JW), Julia Behrendt (JB), Anna Stewart (AS), Mark Willis (MW), Roxanne MacColl (RM), Peter MacDougall (PM), Robert Kelly (RK), Stuart Ross (RS), Archie MacGillivray (AM), Roger Dixon-Spain (RD-S), Gilly Dixon-Spain (GD-S), Dave Carpenter (DC), Noelle Odling (NO), Kara Willis (KW), Jennifer Baker (JB), Bob Hay (BH), Liz Buckle (LB), Dot Hay (DH), Mary MacDougall.

Before the meeting got under way, AH said that a concern regarding the notice given for the AGM had been raised. He explained that under Article, 37, 21 clear days of notice of the meeting was required. Notices of the meeting and requirements under article 39 had been posted 23 days ahead of the meeting through physical posters in the shop, hall and ferries and posting of the website and Facebook page, but unfortunately notices that fully comply with Article 40 had not technically been met. He apologized for this error but asked if those present were happy to continue. This was proposed by AH, seconded by AB and passed unanimously.

1. **Welcome, Attendance, Apologies and Proxies.** The Chairman (AH) welcomed everyone to the meeting and thanked them for attending.

AH explained that the AGM was being brought forward as it was meant to be held as close as reasonably possible after the end of the financial year. This had slipped to being over to over 8-10 months and we were now trying to bring them into line.

AH said that he had received apologies from Ian MacKinnon, Kate McLuskie, Seonaid MacDonald, Clare Howarth, Sebastian Tombs and Eva Tombs. Proxies had been received from Scott Barr, Jim MacCormick, Andrew Livingstone, John Carmichael, Brona MacDougall, Robert Davies, Catherine Davies, Niall Bachuil and Valerie Livingstone.

2. **Minutes of the AGM held on 20th January 2023.** AH said the Minutes of the AGM had been circulated and asked that they be adopted as a true record. This was proposed by JF, seconded by LS and passed unanimously.

3. **Matters Arising.** No matters arising.

4. **Director's Report.** AH read this report:

Governance

Roxanne McColl was appointed a director bringing the Board composition to 10, including 2 co-opted members) Laura Savill is the appointed Treasurer and Anita Bachuil the Secretary. Andy Hough is the Chair (Convenor). Regular quorate meetings have been held to make



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decisions and discuss projects and ideas. Agendas and minutes continue to be posted on the Lismore website. There is capacity for 12 board members.

There have been some challenges associated with transferring the formal financial arrangements, (bank signatories etc) but thanks are due to previous post holders in helping sort these out.

The Board members willingly volunteer their time to attend meetings and undertake tasks associated with bringing improvements to the island. Given the range of other groups, all requiring governance, on the island the concept of “volunteer fatigue” is very real. It is hoped the signs of the Board delivering will encourage more positive participation.

Projects

The creation of two 3-bedroom affordable homes at the end of Newfield Terrace has progressed positively all-be-it slowly. The Wee House Company have been appointed to design and build the houses and Julia has been appointed as a part-time assistant project manager to help ensure we get genuinely affordable quality homes. There remain some challenges, not least the water arrangements and funding support but as the posters and website attest, it is hoped to have them completed and occupied by next summer.

The e-bikes, for community use only, purchased through a grant from Cycling Scotland are in place with pick up and drop off points at the ferry and Heritage Centre. There has not been a great take up but with more promotion, greater recognition of the benefits of cycling to health and well-being along with good weather will hopefully change this.

The pier at Achnacroish has been a feature of the island many have just grown used to. It is however a structure that will continue to deteriorate. Argyll and Bute, who own it, have no use for it and therefore don't maintain it. Many enjoy fishing from it as well as using it as a vantage point to see the specular views to Ben Nevis, Ben Cruachan and the Garvellachs. The Trust have acquired grant funding to explore what options there are and will be consulting when more specific information about the piers condition is known.

Conclusion

The Trust work is dependent on volunteer time and grant funding, there are very few community enterprises that can “pump prime” development. We do get a very small income from the kiosks but other funders are keen to see a “plan”. The Trust is therefore starting to develop an Island Plan. This can only be done through community engagement and it is important that people feel they can have their say and express a view.



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5. **Consideration of the Annual Accounts.** The Treasurer read this report:

01.05.22 - 31.04.23

The opening bank balance on the 1st April 2022 was £10,896 at the end of this accounting period, was £8353.

We have now started to receive funding to undertake the initial stages of the Achnacroish Housing Project, so there is a separate breakdown of these figures. A project worker has been retained to oversee the Stage 1 process, initially for 18 hours. They report directly to the board, keeping us fully abreast of meetings, developments and providing written information.

I have highlighted the figures re the Achnacroish Housing Project as it shows that we are getting a lesser amount back to the amount we spend. This is because SLF only fund the net cost, which does not include VAT. The onus is on the Trust to reclaim this and we are looking at the VAT requirements going forward.

We secured funding for two electric bikes for the community and decided to additionally fund "trackers" for both bikes.

Starting Balance in Bank £10,896

Closing Balance £8,353

Notes. As we go into the future, I feel that the accounting for the Trust will become more in depth and complicated, ie VAT, different funding streams, more accountability to other agencies etc. With this in mind, I will be seeking to undertake more training and workshops to ensure I'm up to speed with current legislation, VAT etc to enable the Trust to fulfill its legal obligations on the financial side.

Having said that, most of this year has been spent trying to get the bank account into new names, which is now is and having access to on - line banking, which is being processed currently.

6. **Direction as to the appointment of Independent Examiner – Board recommend Ainsley Smith & Co., Oban.** The Treasurer said the accountants, Ainsley Smith and Co, have yet again been excellent, helping and supporting the Trust and proposed we continue with them. This was seconded by AS and passed unanimously.

7. **Setting of Annual Subscription(s) if any.** AH proposed no annual subscription. This was seconded by JW and passed unanimously.



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8. Election and re-election of Directors.

Article 2 w defines the term of office for a director. Article 78b states on third of the elected directors shall retire at each AGM. These articles can be interpreted in such a way there is possible confusion about what procedures should be. AH and AB offered their resignation. PM took over the chair and asked for nominations. Kara Willis was proposed by Mark Willis and seconded by Robert Kelly. AH and AB were proposed by PM and seconded by RMcC . All were appointed unanimously.

9. **AOB – questions and open discussion.** There followed an open discussion and questions on the housing at Achnacroish, the shop and post office, the pier at Achnacroish, e-bikes and the necessity for an Island Plan.

AH thanked everyone for their continued support and thanked them for attending. The Meeting closed at 8.15pm.