

Strathtay Community Company

Minutes of Annual General Meeting Grandtully Hall, 4 August 2009, 6pm

Attendees: Roger Graham, Chairman (RG); Jeff Thomas, Vice-chairman (JT); Mike Jackson, Treasurer (MJ); Douglas Graham of McLeod & McCallum, Company Secretary (DG); Jean Adams, Peter Hounam, Sally Crystal
20 members of the company

Apologies: Sarah Guthrie, Peter Cameron, Elizabeth Cameron, Michael Campbell, Jacqueline Warschau

1. JT welcomed all to the meeting and introduced the directors
2. Report by the Chairman on the activities of the company

RG explained that the company had started up with 3 activities – to encourage the council to officially designate the long overdue conservation area status, to register a community interest in land in the village, and to set up a website for the benefit of the local and wider community and that these had been accomplished within the first 6 months of trading.

With the village now being a conservation area (part of the Grandtully and Strathtay Conservation area) the company thought it appropriate to update its activities in line with this status. The directors see a role for the company in applying for grants to enhance the conservation area for the benefit of the community. During the year the company successfully applied for a grant to repair the Grandtully and Strathtay war memorial and made requests to the council to install bollards for future protection. This has now been completed.

Special resolutions are being sought at the AGM to reflect these changes. It is proposed to include postcodes PH9 0PL and PH9 0PP within ordinary membership to include all those living within the conservation area, a resolution is being sought to include an additional purpose which is to preserve and enhance the appearance of the conservation area and a resolution to change the company name to “Grandtully and Strathtay Conservation Trust”.

By expanding it is hoped to increase membership and participation. The other 2 resolutions proposed are to amend the definition of ordinary member to include all those on the electoral register within the community which will help clarify those eligible for ordinary membership and to remove the need for all directors to stand down after 2 terms which is believed too restrictive for a community of our size.

Company funding was discussed during the year and whilst it is considered a membership subscription will be necessary in the long term, as a new company it is considered still more effective to raise funds through donations and grants.

During the year the company submitted comments on 2 planning applications. The company supported the council in their refusal of a second house at Riverbank and submitted a letter in support of their decision at the appeal stage via Bidwell’s planning consultants. The Scottish Reporters comments in refusing the appeal showed a good understanding of the character and appearance of the conservation area.

The company also objected to the planning application for 3 and 4 houses at the Greenbank site which is still ongoing.

The company believes the village is special and evidence it is, can be seen in last month’s New York Times (the link to the article is on the website). The company is not against development but believes development opportunities in the village are limited because of the requirement to enhance and protect the character and appearance of the conservation area. Unfortunately much of the open space that contributes to the character of the area is now owned by developers whose proposals to date appear to be in conflict with these requirements. It is important the character of the area is not lost in the name of development.

The company's main objective for next year is to research and apply for funding to assist with enhancement opportunities. The company seeks charitable status to assist with this and believes the proposed change of name to Grandtully and Strathtay Conservation Trust will also help. Peter Hounam was co-opted as a director during the year and is assisting with identifying what grants might be available. The company continues to explore ideas for the land that the community registered last year. Many in the community are aware the local estate recently felled many trees along the riverbank walk, which forms part of the community registered land, without the statutory consultation with the council. The company wrote to the council expressing concerns over the lack of consultation and the loss of trees. The company considers the local estate an important part of the community and the directors wish for relations with the estate to improve.

The chairman thanked SG and JT for their contribution to the company in its first year. Both are retiring in accordance with company rotation policy but it is hoped they may put themselves forward again in the future.

3. Confirmation or Election of new Directors

JT confirmed 2 ordinary members had put themselves forward and had been nominated as a director. They were:

Muriel Simpson and Marion Vermundsen.

JT confirmed there were 3 vacancies and confirmed directors were duly approved given the response from members was acceptable.

4. Fixing of Annual Subscription

Resolutions

Ordinary Resolution 1: To set the subscription for the year ended 31 March 2010 at nil and to continue to seek funding through donations and grants.

5. Approval of the accounts of the company

Ordinary Resolution 2: To receive the accounts and the reports of the directors and the auditor's thereon for the period ended 31 March 2009.

6. Report Reappointment of Auditors

Ordinary Resolution 3: To re-appoint Gillespie Inverarity & Co as auditors of the Company and to authorise the directors to determine their remuneration.

7. Amendments to our Memorandum & Articles of Association

Special resolution 1: That the provisions of the memorandum of association of the Company be altered by the deletion of Clause 1 and the insertion in its place of the following "1. The name of the company is "Grandtully and Strathtay Conservation Trust" ("the Company")

Special Resolution 2: That the provisions of the memorandum of association of the Company be altered by the deletion of Clause 3. and the insertion in its place of the following "3. The Company has been formed to benefit the community of Strathtay and Grandtully as defined by postcode units PH9 0PG, PH9 0PJ, PH9 0LX, PH9 0PL, PH9 0PP ("the Community" with the following purposes ("the Purposes")):

Special Resolution 3: That the provisions of the memorandum of association of the

Company be altered by the insertion of clause 3.6 as follows:

“3.6 To preserve and enhance the character and appearance of the Community including the Grandtully and Strathtay Conservation Area which is part of the community”.

Special Resolution 4: That the articles of association of the Company be altered by the deletion in article 7.1 (a)

Special Resolution 5: That the articles of association of the Company be altered by the deletion of article 32.4

All the above resolutions were proposed and put to the vote of the meeting. All resolutions were passed unanimously by the ordinary members present.

8. Informal Discussion

Members raised a number of points of discussion which the directors responded to and agreed to consider at the next director meeting

1. Concern was expressed over the use of the office area beside Grandtully Bridge which is used by the water sports company. It is understood the concern has been raised with the community council.
2. Concerns over speeding in the village.
3. Discussion on opportunities to enhance the village
 - There was widespread agreement that street lighting in the village could be improved. One member suggested that any improvement should be made with reference to low energy and low pollution options
4. Clarification of the role between the company and community council was sought.
5. There was some discussion of ideas for the land that the company registered should it ever become available for sale. Ideas put forward included:
 - Organic farming – supply to local restaurants and hotels and source of business in the community
 - Derelict power station – support for a hydro station and discussion on lade mill that existed on Strathtay and Grandtully side of river.
 - Trees and Walkways
6. Trees felled on Riverbank
 - There was some concern expressed as to how the trees could have been felled without consultation with the council. The company secretary confirmed a letter had been written on behalf of the company to the council seeking reassurances over replanting. It is understood a response will be received shortly.

9. The meeting closed at 6.55pm