DRAFT Minutes of Annual General Meeting for Year 2024-2025
Barrhill Development Trust SCIO49162

Wednesday 22nd October 2025 at 7pm
Barrhill Memorial Hall

Attendees:
Board: P Buck - Chair (PB), A Clegg – Treasurer (AC), R Ekern - Vice Chair (RE), J Shaw (JS) , W Ottaway (WO)
All Trustees are Ordinary members of the BDT

Number of Members present in person: 37
Non-members present in person: 2
Staff Present: L Wild – Admin Assistant - minute taker, A McDonald - Caretaker

Quoracy for an AGM is 5 Ordinary members, the meeting was quorate and opened at 19:00

Business of the AGM
The Chair introduced himself and the board then welcomed everyone to the meeting.

1. Approval of minutes from the last AGM
A summary of the minutes was displayed and a vote was taken to approve the minutes.
Members voted to approve the minutes with no votes against.

2. Setting the context of the AGM
PB - It is important that you realise that this AGM refers to the financial year 1st April 2024 to the 31st March 2025. We had hoped this AGM would be closer to the financial year end as the documents were submitted to the accountant in May. Unfortunately, it took the accountants over 4 months to process the accounts.
For the first four months of this financial year none of the current Board of Trustees were part of the management team of the BDT. The current board took over in August 2024.
All the Trustees were volunteers who gave up their time and put in a lot of effort to keep the BDT functioning.
The BDT has little income of its own and has to apply for grants from the BCIC to fund all its activities. It can take a while for funding for the BCIC to come through.

BDT Trustees 2024-2025
K Russell (Appointed 1 May 2023 and resigned 18 April 2024)
H Gregg (Resigned 27 June 2024)
G Young (Resigned 27 June 2024)
S Leach (Resigned 27 June 2024)
S Malone (Appointed 12 July 2023 and resigned 27 June 2024)
Patrick Buck (Appointed August 2024)
Jamie Burgess (Appointed August 2024 and resigned January 2025)
Andrew Clegg (Appointed August 2024)
Rod Ekern (Appointed August 2024)
Jean Shaw (Appointed August 2024)

List of achievements for 2024-2025 included:

Funded extra skips for the village
Pilates classes / Gentle exercise classes
Accessible art classes
Maintaining and running the Memorial Hall
Ongoing maintenance of the Bowling Green, Car Park and Playpark
Residents grass cutting
Maintaining the planters around the village
Managing the renovation of the Crosswater
Pub open day
Additional Christmas lights around the village
Contributed to The Senior Citizens Christmas Lunch
Supported the Fun Day

4. Consideration of Financial Report for financial year 2023/24

Breakdown of expenditure

Admin	**£1,527.73**
Bowling Club	**£6,764.86**
Car Park	**£112.02**
Clubs	**£2,449.70**
Community	**£3,566.40**
Crosswater	**£120,316.34**
Events	**£1,075.00**
General	**£6,024.62**
Hall	**£8,029.63**
Playpark	**£9,359.96**
Professional Fees	**£22,578.21**
Staff	**£51,564.00**
Toilets	**£949.38**
Total	**£232,790.12**

The Crosswater accounts for 51% of the total amount to run the BDT.

Vote of acceptance of Annual Report: All – yes. No votes against.

The Crosswater

AC - We were hoping that the Crosswater would be up and running by this point but, as usual, there have been problems. One example being getting the cooker connected and cutouts for the extractor – which has taken many months and ending up costing an unexpected £3,500.

Another being finding a suitable tenant. More on this one later.

The latest problem is that when the BDT bought the Trout back in 2019 they did not get the licence transferred from David Caldwell to the BDT. This only came to light when this year's invoice came in and I requested that the name be changed from The Trout to The Crosswater.

The next SAC licensing meeting is not until December.

Resolutions

As it now stands there may only be 4 trustees by the end of this meeting. The constitution states that the minimum number of trustees must be 5. No-one has applied to join the trustees so if the BDT is to continue we need to change the constitution.

Maximum/minimum number of charity trustees

Resolution 1: The minimum number of charity trustees in the current clause 58 be amended to read: *The minimum number of charity trustees shall be **4**.*

Procedure at board meetings

Resolution 2: That current clause 92 is deleted and replaced with the following: *No business shall be dealt with at a board meeting unless a quorum is present; the quorum for board meetings shall be not less than 50% of the total number of directors in office at the time (rounded upwards if applicable) with the minimum being 4.*

RB – If there is an even number what happens? AC – There must be at least 50%

RB – A minimum of 4 gives a quorum at 50% meaning 2 trustees. AC – There must be at least 3 trustees to make a board meeting quorate.

RB – What happens if there are 2 for and 2 against? PB – The Chair would have the casting vote.

DH – I downloaded the trustee pack but there was no information about the frequency of meetings and where they are held for example. AC – We should look into this and review the pack as this information should be included.

ACo – Is there a good reason why the BDT and BCIC cannot be amalgamated? RB – Some things can't be done by the different boards. AC – Winter fuel payments were not allowed to be made by a charity. But the rules on this have now changed.

AR – If amalgamating would you need to go to SPR? AC – Yes

AC – The BDT and BCIC do not have enough volunteers. JT – The Events Group, BDT and BCIC are now separate with the BDT looking after assets.

ACo – The 4 committees could be joined and have subcommittees.

LC – Other villages around the area do this with one committee. Pinwherry, Glentrool and Ballantrae.
AC – That is not the case. This is not something to be discussed at the AGM.

Resolutions

CS – The Chair having the casting vote should be put in writing.

PB – This is about having enough trustees to make any decisions. DTAS have said that the BDT cannot exist if there are not enough trustees.

JB – The crux of the matter is that we need more trustees.

Vote to agree to the resolutions: In favour – 32. Against – 0

Election of new trustees

AC - At the last AGM the length of time a person must have lived in Barrhill before becoming a trustee was raised.

ACo – Should it just be if someone has an interest in being a trustee? PMcG – if someone is good enough to offer their services should that not be enough?

A vote was taken: 1 month in Barrhill – 20 votes. 1 year in Barrhill – 13 votes.

AC – As per the constitution 3 Trustees must retire from office at the AGM. This year William Wilson, Rod Ekern and Jean Shaw are stepping down.

Only Jean Shaw is willing to be re-elected.

JS was voted back onto the BDT.

AC thanked RE and WW for their time on the BDT.

Prospective Tenants for The Crosswater

PB – Out of the six possible tenants who applied we have selected these 2 tenants. Theye are by far the most suitable and are excellent prospects.

William (Billy) McWilliam-Stott and Craig McWilliam-Stott

Billy holds the lease on the pub at Cairnryan Caravan Park. This he has held this for 5 ½ years and has managed to turn the pub into a thriving business.

Craig worked for BA for 17 years as a cabin steward. He is now employed at Glenapp Castle, Isle of Eriska, Oban as Restaurant Manager. He would be able to transfer his license to The Crosswater.

They also have a chef, Damien Dafel, who would initially be residing at the pub, but he would hope to be able to find somewhere nearby to rent.

This would mean that there will always be someone at The Crosswater, it would never be left empty.

They have plans for holding special meal nights, theme evenings, music nights, etc., and hope to gather more information from the people using the bar.

Graham and Sibbald are currently drawing up the lease. The prospective tenants are looking for furniture and crockery.

The licence is a problem. We can start with a temporary licence which could last up to 24 weeks.

Food could be in place near the start of December with limited days and hours is the hope. Then we can get on with the business of running the BDT.

LC – How long is the lease? PB – 5 years with the an option for either party to drop out.

HG – Are they father and son? PB – No, they are a married couple.

PB – The lease will be negotiated. If the tenants don't pay in the first few months this will be paid later.

LH – Two men used to run the pub many years ago, they were very good and fun.

PB – The chef currently works at Glenapp but the food will be a reasonable price and good quality. They are keen to grow herbs in the pub garden and use local produce.

PB – Thankyou everyone for attending.

The meeting closed at 8pm