

Minutes of the meeting of Trustees of Bailies of Bennachie in person on the 24th Sept, 2024

In Attendance, Trustees: David Bale (DB), David Caney (DC), Alex Doig (AD), Alan Henderson (AH), Willie Linklater (WL), Peter Stock (PS), Allan Will (AW).

In Attendance, non-Trustee: Stella Gauld (Admin).

ITEM	DESCRIPTION	RESP/ ACTIONER
1 Apologies	Apologies from Graeme Ralph and Lorna Bell.	
2.	Graeme Ralph was voted on as a Trustee by a resolution via Teams on 21 st August 2024 and is now formally acknowledged here for the minutes.	
3. Minutes	The minutes of 13 th Aug were accepted and approved.	
4.	<p>Treasurer's Report</p> <p>AH reported on the summary YTD. Most notable items are invoices from GlobalWeb, Archiving costs c£1k p/m, Nesbrec were paid second instalment of 3 year agreement (via Aberdeenshire Council).</p> <p>Rathbones recd £120k on deposit of 5% and now rolled forward to 4.4% as the initial 6 months now complete. Will end mid-Dec.</p> <p>Had short meeting with Rathbones mid Sept, PS & AH attending, reviewed portfolio and shows main account is running at 3.6% growth to date, but still behind the benchmark mainly due to less exposure to US tech companies. £1 is strong against \$. Should be uptake when interest rates come down.</p> <p>Portfolio is growth biased, and income is only 2.5%.</p>	
5.	<p>5 Year Budget Plan</p> <p>AH developed a spreadsheet projecting the Bailies finances for an assumed annual growth, inflation and CAPEX spend profile. Review of the "Projects over next 9 years" Plan (to 60th Anniversary)</p> <p>Carry on as we are, without spending major capital projects, vs assumptions 2.5% income from dividend, 2% in bank interest, and investment gains of 2.5% increase in portfolio, leading to very small reduction of c£100k over next 9 years.</p> <p>If there are some major projects, spending some £700k as capital expenditure as illustration over the next 5 years. Projects would be ongoing and include some additional funds required on maintenance, 10% of project capital cost assumed for maintenance per year.</p>	

ITEM	DESCRIPTION	RESP/ ACTIONER
	<p>Same assumptions on investment gains, but if we are to spend on capital projects, will firstly reduce our cash balance, then dig into the investments. This will impact on dividend income, currently ear-marked for operational costs and will impact on the day-to-day costs of the charity in the latter part of this period. Will require more legacies, grants, other income sources to manage large project work without severely eroding the nestegg.</p> <p>Spending must be sustainable, look at funding for both capital and maintenance on projects. Although it is recognised obtaining funding for maintenance is much harder than new project funding. Paths projects are expensive and require maintenance. The archaeology and environment projects are as important for funding. Grant bodies may be found, various approaches can be made. Murray Swapp (Aberdeenshire Council) may be contacted re contacts for grants once Path estimate received from CRC (see below).</p> <p>Would Council hand over for community use e.g. Rowantree toilets and see if car park charges could be earned for BoB as income to partially finance the toilets?</p>	
6.	<p>Budget 2025</p> <p>Figures submitted from various Trustees over expected costs for the forthcoming year.</p> <p>Costs split over Opex and Capex, and one-off. Form X (now has a number 8) is available on Teams, giving background, reasons and expected costs. Budget meeting will be November, held a week or so after the next Trustee meeting. (PMN Please start generating budget items for next year and the next 5 and completing the forms.)</p>	ALL
7.	<p>CRC review for Paths work</p> <p>Paths were outlined, 900m of path from colony path to treeline, but no £ given yet. Aggregate will require to be imported particularly higher up the path, and will price various options up path, by adjoining route or helicopter. Variables will be costed, CRC site visit this week coming. Example contract been shared for review.</p> <p>Funding by BoB (customer)/FLS landowner to ensure quality of path meets requirements/CRC is contractor, providing site management. Look to manage mountain bike use. Can we request any contribution from MTB groups? The lower level accessible paths we expect are being maintained by FLS.</p>	WL
8.	<p>Website Update</p>	

ITEM	DESCRIPTION	RESP/ ACTIONER
	<p>Discussion on existing website which requires upgrade. The website is on old software and the Admin are having considerable difficulty (and hence Bailies expense). It also looks dated, is unappealing compared to others and is difficult to navigate. It</p> <p>Want industry standard software that any supplier could support for us. Have looked at various companies, stay local is an option. Had informal meetings with 4 selected companies. All competent. All offer much same process.</p> <p>Plan is to draft Invitation to Tender, to send out and move this forward.</p> <p>Archiving will be necessary for a considerable number of existing pages.</p> <p>Trustees agreed to progress with tender. Once tenders received and evaluated, Trustees will be presented with the data collected, estimated cost and schedule and a recommendation for their approval or otherwise.</p>	WL
9.	<p>Donview Cabins</p> <p>Have registered interest, been acknowledged. We will be contacted by FLS in due course regarding a site visit to inspect the cabins.</p> <p>Pre-read from David Bale on pros of acquiring this. Possible uses of Bailies operating centre, rather than BVC which is not under our control. Access to Millstone Hill. Public toilets. Solar panels, reduce running costs. Use by community groups. Wildlife events, or other indoor events, not dependent on BVC. Tool store? Although perhaps issue of security. Tree fell on smaller cabin and broke roof with superficial damage on larger cabin. Toilet doesn't have septic tank. Composting toilets?</p> <p>Water supply shared with neighbours, we would have to communicate with them and ensure no issues. Maintenance of building, opening & shutting it, toilet cleaning would have to be considered. Collaborate with other community groups who could also be interested in using the cabins.</p> <p>Good for liaising with local community. It's a brownfield site with potential for housing development if it goes on open market. FLS advise they may be torn down and made into parking. The cabins would include the parking on the west side, 2-3 spots.</p> <p>No timeline on release from FLS</p>	PS
5.	<p>Email Migration</p> <p>All in hand for this week. All passwords to be supplied to Stella for the double checking of transfer of folders. Jim Buchan has reviewed the plans and will be on hand Thursday. (PMN – A successful venture by the looks of it and Stella solved problems arising very promptly. Thank you, Stella!)</p>	SG

ITEM	DESCRIPTION	RESP/ ACTIONER
6	<p>Global Web Support</p> <p>Need to be more supportive, but renew contract until new website is active. Archive footage particularly wildlife camera photographs on Sharespace requires to be moved to accessible space.</p>	<p>WL</p> <p>SG</p>
7.	<p>Governance</p> <p>PS gave a quick overview of some of the guiding principles for the Governance. (PMN – plan to issue the governance for review w/c 30/9 PS)</p>	<p>PS</p>
	<p>Membership Update</p> <p>Very slow uptake of update of membership to GDPR compliance. Need to spell out the consequences of no longer being a member if not replying on our next issue. Autofill function should be switched on. One-off membership payment is possibly not sensible. Review Life Membership to annual?</p>	<p>WL</p> <p>AH</p>
8.	<p>AGM Date</p> <p>Speaker of Mountain Rescue, to be contacted by DC</p> <p>Date in March tbc</p>	<p>DC</p>
9	<p>Review of Logo</p> <p>Existing logo dull, typeface font. If rebranding the website, this is the time to change the logo. Existing logo is not good for merchandise. The logo has been around for 7 years and is visible on the hill in many places. We lose the momentum of that logo if we change significantly, so not a decision to be taken lightly.</p> <p>Get some ideas from new web provider, and change it at that point if we feel there is an advantage. Add to the scope of the website.</p> <p>Replicate on badges, paperwork.</p>	<p>WL</p>
10	<p>Graffiti on Mither Tap</p> <p>Offshore drill bit been carved just off MitherTap, using hand grinder possibly. It's precise and well crafted. AW spoke to VL at RTS, also spoke to Bruce Mann at Council and Environment Scotland. The latter will investigate the site this week. May be Police matter as destruction / damage of scientific scheduled monument. May have to stay, but will take the guidance of the experts.</p>	<p>AW</p>

ITEM	DESCRIPTION	RESP/ ACTIONER
11	Wildlife Cameras DB & PS will meet with Castle Forbes estate and Nick Whittleworth will deploy the cameras along with the volunteers.	DB/PS
12.	Gordon Way John Nicol and Gordon have requested review of the Gordon Way. AH and DC to Give an update to Lorna to pass on after walking it,.	LB AH / DC
13.	Power Tools DC reported that the new tool is exceptionally useful and the paths on which it is used are excellent. Perhaps a trolley could be acquired to avoid strain of carrying kit to worksites.	DC
	Meeting Closed 20:55 Next meeting 5th November, 2024	

Signed – Chair – Peter Stock

Date 6th November, 2024



Signed – Secretary – Willie Linklater

Date 6th November, 2024

