

Minutes of  
JBCTD Board Meeting  
**10.02.2020 1900 hrs**  
at the Johnstonebridge Centre

**Members Present:**

Lord David Johnstone (Chair)  
Lady Julia Barnard  
George Muirhead  
John Graham  
Russ Watson

**In Attendance:**

Katie Nairn (Consultant)  
Carmen Bartsch Johnston (Admin)

**Members of the Public:**

Alison Murray (Dog walkers Club)  
Ann & Shelby Watson (Youth Club)

### Apologise: Billy Lockhart

**Minutes:**

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| <b>1</b> | <p><b><u>Welcome</u></b></p> <p><b><u>Previous Minutes (10.12.2019) correct, proposed by R Watson and second by G Muirhead.</u></b></p> <p>Outstanding matters.</p> <ul style="list-style-type: none"> <li>- J Lowther (Tree Surgeon) dealt with Tree towards B7076 free of charge. Thank you card and bottle of wine given.</li> <li>- Meeting for School house is planed for Wed. 26.02.</li> <li>- Energy supplier - Check on lower VAT rate done by Utility Agent (still ongoing)</li> <li>- Playpark Signage – Example send to NFU for approval and order is in place A2/A3 size (Volunteer will fix sign at wooden fence of playpark).</li> <li>- Car park Signage – ordered in A3/A2 size at £38 plus VAT (will be fixed by Volunteers on two poles at the entrance of the Car park.</li> <li>- Mother &amp; Toddler Playgroup put on hold (27.01.) until further notice. Parent council will be in touch.</li> <li>- N Anderson - Fence is repaired and invoice was paid in full, NA covered 50% of costs as per agreement (cheque received)</li> </ul> | <p><b>Action</b></p><br><br><br><br><br><br><br><p><b>All CBJ</b></p> |
| <b>2</b> | <p><b>Rural Housing Project</b></p> <p>LDJ informed the Board, that the site is difficult to develop, and the costs would exceed the 1 Million mark. Current workforces (i.e. Contractors) are not interested to take challenging, medium sized projects on as have plenty of other options. The Government Funding option is available until March 2022 and at this point the decision was taken, to only get Planning permission (Cost £2436) as per design work provided by Aitken Turnbull.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                       |

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|          | <p>Future options are varied. Currently the Trust cannot take the risk for this project to go ahead, but the possibility of selling the land (with planning) might be considered.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                       |
| <b>3</b> | <p><b>Draft 2019 Accounts and Balance sheet for the last 6 months (Aug.- Jan.20)</b><br/> We received draft accounts 2019 from Carson &amp; Trotter, but still have a few amendments to discuss with them. – Meeting is arranged for Wed. 26.02.</p> <p>Balance sheet (Aug.- Jan.20) is available, however on the basis that the Draft accounts will be amended, the Balance sheet will also change.</p> <p>It was agreed, that LDJ and JB will meet up with the Accountant Susan R to look at the Balance sheet (date tbc.) and LDJ and CBJ will meet with Carson &amp; Trotter (26.02.). Report will be given at the next meeting (30.03.)</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>CBJ to arrange</b>                                 |
| <b>4</b> | <p><b>New Johnstonebridge Community Council</b><br/> 1<sup>st</sup> Community Council meeting was on Monday 17.02.20 and any requests, e-mails, information or else will be dealt with by the office bearers (Chair Anne Watson, Secretary Chrystal Kirk, Treasurer Sidney Coull) from now onwards.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                       |
| <b>5</b> | <p><b>Other Business</b></p> <ul style="list-style-type: none"> <li>- Carpet Bowling Club had concerns that the Boards are getting damp, but were re-assured, that the brand-new shed cannot cause warped boards after one week and all efforts are made no water will enter the shed. No further concerns at this point.</li> <li>- Telephone poles in the field beside the Hall, belong to LDJ and are too heavy to get lifted for usage on the car park. Suggestion was made to use small wooden posts with some Tape around for car park users to see the outlines and to reduce damage until the fencing is done in April 2020 by the Contractor.</li> <li>- Dog exercise area – Measurements and Agreement in place as signed by both parties. Copy of public liability insurance need to be provided on an annually basis.<br/> Appropriate signage for users of Dog exercise area will be put in place by the Dog Club and the area will possibly be locked at night-time (Dog Club Committee tbc.).</li> <li>- New idea of Men Shed was brought forward by RW and Directors agree that this could be a future project for some Community members. RW to get interested members of the community together, to see if a constituted group can be established and if this is the right thing to do. KN will investigate Funding options and liaise with RW.</li> <li>- Trust land issue was reported by RW. Scottish Water (Ben Dennis) was in contact with RW and promised to fix damaged community area and damage on Trust land. It would be helpful to get a contact e-mail from Scottish Water for any further queries.</li> <li>- Trust land repair and maintenance by the Telephone box. Directors agree the Area is an eyesore. RW to find out with Steven Wylie who the adjacent land (Parking area) belongs to.</li> </ul> | <p><b>GM</b></p> <p><b>RW/KN</b></p> <p><b>RW</b></p> |

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|          | <p>Circled area is currently covered with Resin, which is not suitable and needs to be repaired again. RW presented two quotes to get this area fixed (GW Property Service £4000 and GPM Driveways (Paul Wanless) at £2160). After discussion the Directors agreed that the area should not be fixed again with Resin as not suitable and would prefer to get quotes for Tarmac. So, quotes need to be for Tarmac and a 3<sup>rd</sup> independent quote is required. It was also mentioned, as this area is a public community space to check with the newly formed JB Community Council, if they are willing to match fund or contribute to the overall costs.</p> <ul style="list-style-type: none"> <li>- Centre Survey was suggested by RW to find out where business of Hall is coming from and what income each club/group/ booking brings.</li> <li>- Bingo Night (Thursday 1900-2130 hrs) is now booked until December 2020 at agreed Hall hire charge of £25 per session.</li> </ul> | <p><b>RW</b></p> <p><b>RW/CBJ</b></p> <p><b>CBJ</b></p> |
| <b>6</b> | <b>Templand Community</b> would be delighted to work together with Johnstonebridge Community and Trust and showed interest in a future action plan for their village. KN will assist accordingly.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>KN</b>                                               |
| <b>7</b> | <b>Trust Volunteers</b> like to say thank you for the appreciation note they received.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>GM/JG/RW</b>                                         |
|          | <p><b><u>Date of Next meeting</u></b></p> <p>The next meeting will be held on Monday 30<sup>th</sup> March 2020 at Johnstonebridge Community Centre</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>ALL</b>                                              |