

# **Winterbourne Bassett Community Pub Limited**

## **Annual Members Meeting Minutes**

18<sup>th</sup> February 2019

### **Apologies for Absence**

Apologies were received from the following members: Simon Hylson-Smith, Howard & Stephanie Witt, Martin Knight, Andy Stevens, Lynne Chidgey, Tim Haggard, Mike & Elizabeth Tavener, Deborah Young, Rod Hafner, David Squire, Andrew Simmonds, Cherry Ludley, Margot Bullock

### **Attendees**

The following members were present at the meeting: David & Pat Salter, Carol Jones, Damian & Claire Le Gresley, Colin & Jacqui Webb, Paul Ludley, Malkit Banga, Angela Bewsher, Phil & Lesley Catling, Peter Mcluskie, Adrian Smith, John & Jackie Austin, Gerald & Glynis Long, Steve & Alison Windel, Graham & Sheree Wilson, Claire Stiles, Jim Gunter, Beverley Margerison, Malcolm Bennett, James Hussey, Paul Harrison, Gillian McFarlane (for Andy Stevens).

Also present as guests were our tenants Roger and Emie Hawkshaw.

### **Chairman's Welcome**

Pat Salter opened the meeting at 7:20pm and welcomed everyone to the meeting and explained that it is an Annual Members Meeting under Community Benefit Society rules as opposed to an Annual General Meeting.

She explained there was an adjustment to the published agenda to improve the flow of the meeting.

### **Chairman's Report**

Pat Salter presented highlights from her report and thanked all volunteers that had helped along the way. She summarised the positive feedback from the recent visit from Power to Change who were reviewing how we have spent our grant from the Plunkett Foundation. We have volunteered to help other community groups who are starting on their journeys to buy their local pub in a similar way to how The Abingdon Arms helped us.

She gave her thanks to the management committee, members, spouses, partners, families and friends who have supported us over the last 18 months. She also thanked Sheree Wilson and Claire Le Gresley for their support to the management committee over the last year.

## **Treasurer's Report**

Damian Le Gresley presented the treasurer's report, thanking Howard Witt for his work on grants and Steve & Alison Windel for their work coordinating the refurbishment works. He also joined Pat in thanking Sheree for her bookkeeping services and wished her well in her retirement.

A question was asked about the depreciation charge on the property. Damian confirmed that this was only on the current building value of £118,000 and is at 5% per annum as recommended by our accountant. No depreciation is charged on the land.

## **Membership Report**

Adrian Smith presented the membership strategy and the current state of the Society's membership. He thanked Damian for being treasurer but also taking care of technology and communications for the Society. He also thanked the other management committee members for their equally outstanding efforts and Roger and Emie for coming here to start their business.

He congratulated members John & Jackie Austin on their recent diamond wedding anniversary and presented them a small gift from the members. John and Jackie gave their thanks to everyone that contributed to the surprise gift.

He explained that the business of WBCP and The Winterbourne are part of the same circle of benefit so although we have different identities and communication paths we will continue to work closely together to promote the pub.

## **Election of Management Committee**

Adrian explained that no new nominations for the management committee had been received and all 5 existing committee members were re-standing for election. The committee therefore proposed an en bloc vote in the resolutions to re-elect the retiring committee. He explained the proposed staggering of the terms of service and that the three mandatory positions of chairman, secretary and treasurer would be chosen by the elected committee at their first meeting.

## **Resolutions**

- a) To receive the Financial Accounts for year to 31st January 2019  
**Carried unanimously**
- b) To authorise the Management Committee to substitute an accountant's report in place of a full audit of the accounts for the year to 31st January 2019, as permitted by the Rules and applicable legislation  
**Carried unanimously**

A question was asked whether this resolution would be an annual event. Adrian confirmed it would and the management committee may change its recommendation dependent on the financial events that had occurred in the year.

- c) To approve the bulk voting of Pat Salter, Damian Le Gresley, Adrian Smith, Steve Windel and Howard Witt as the management committee for 2019, with Pat and Damian serving a 3 year term, Adrian a 2 year term and Steve and Howard a 1 year term.

**Carried unanimously**

### **New Share Offer Launch**

Damian Le Gresley explained the reasons for the issuing of an Open Share Offer. He said that although there was no expectation that existing members would invest further, the share offer would be open exclusively to members until Monday 25<sup>th</sup> February. He requested that if members would not like to invest further, they pass on their copies of the printed document to a friend or family that might want to invest. Further copies of the share offer will be available for distribution by email from 25<sup>th</sup> February and it will be advertised in the Local News, in The Winterbourne and on Social Media.

He then summarised the contents of the open share offer document and thanked Roger & Emie for agreeing to share details of their business to support the forward projections in the document.

A question was asked as to what the maximum share capital would be if all shares were sold. Damian answered that it would be £333,000, which is still below the current value of the property.

### **Resolutions**

- d) To approve the launch of the Open Share Offer as detailed in the printed document distributed at this meeting.

**Carried unanimously**

### **Open Forum**

A question was asked about the loyalty scheme mentioned in the business plan. Adrian referred the question to our tenants and Emie answered that they are looking into options to launch a loyalty scheme supported by relevant technology. This would be open to all customers, not just members.

### **Close**

Pat Salter closed the meeting at 8:30pm.