

Exelby Green Dragon Community Pub Ltd

Notes of Annual Members' Meeting 2025

Wednesday 9th April 2025 - 7.00pm; Venue: Exelby Green Dragon

Apologies for absence - 13 received

Present - 31 members - meeting declared quorate with over 10% of the total membership being present.

Notes of the Annual Members Meeting held on 30th May 2024 were accepted by the meeting as a true and correct record.

1. Repairs and Improvements

Progressively improvement works have been undertaken each year since owning the pub. Having completed most of the works set out in the original Business Plan, this was the first year that any significant works have not been carried out. The next big project is an update of the Restaurant which is planned later this year.

Each year we review what needs to be done. There are some smaller improvements required but once the restaurant is finished, we will have exhausted our capital resources, save for a contingency held back to cover any emergency. All future repairs and renewals will have to be met from the accruing Repairs and Renewals Fund.

2. Shares

The situation with Share sales and repurchases has been our main focus. Until the last Annual Members' Meeting, share repurchase requests were broadly in line with sales, but we faced a significant request to buy back 40 shares. This was beyond the value of share sales and the resources of the Society to deal with.

To be able to manage the request and determine a future approach, at the 2024 Annual Members' Meeting we announced a moratorium on share buyback requests for a period of up to 3 years. Since then, we have had a further 31 buy back requests. As with all requests, they are situations where shareholders have had a change in circumstances.

At the 2025 meeting we were able to report that we had been able to deal with the 40-share repurchase request and lift the moratorium early, but with a process in place to deal with requests in a way that is affordable and does not endanger the business. We also plan to be able to deal with 29 repurchases in 2025 – and the remaining request in 2026 (subject to our overall trading position in both years).

All of this has only been possible with a restructuring of our medium-term financial outlook. We have also considered our approach to managing repurchase requests over the medium term and consequently:

Future repurchase requests will be dealt with in the order received;

There will be an annual limit for dealing with requests. In 2025 this is expected to be £5,500. Indicative limits for 2026 and 2027 are £5,000. All limits are subject to our trading position;

Future annual buy back limits will be confirmed as the Medium-Term Budget Outlook is rolled forward each year for 5 years;

Shares will continue to be offered for sale;

There will be a future maximum limit of £5,000 on shareholdings (existing shareholders above this limit are not affected).

3. Accounts and Finances

The budget Outlook was restructured for one year in 2024 to be able to deal with the share repurchase request. Effectively available resources went into the Share Repurchase Fund at the expense of Repairs and Renewals. We felt this was a sustainable solution to deal with the request in hand but not a longer-term solution.

The Outlook for 2024-2028 saw contributions into the Share Repurchase Fund up to 2027, to build it up to £15,000 to cope with the cash flow requirements of repurchase and sales. It is now evident that sales will lag repurchase and possibly to a greater degree. Therefore, the revised 2025-2029 Outlook sees continuing contributions to the Share Repurchase Fund beyond 2027, balanced with reinstating contributions to the Repairs and Renewals Fund.

We are continuing to support our second loan for the costs of the flat roof renewal. Our capital position is like last year, holding a prudential balance of £12,000 with other remaining capital contributing to the restaurant refurbishment.

Our accountants report that the annual accounts comply with requirements.

A resolution not to appoint auditors and submit the accounts verified by our accountants was unanimously carried by the meeting.

4. Share interest

Share interest for 2024 is 4% and still predicted to rise by 0.5% each year until 2027.

5. Management Committee

The term for Cathy Ross, Lucinda Riddell and Linda Graham came to an end at the AMM. Lucinda and Linda were re-elected. Cathy elected to stand down and we send our thanks and appreciation to Cathy for her time on the Board. All other members of the Management Committee chose to remain. We now have a vacancy and if anyone is interested, please get in touch.

Members were thanked for their continued support.

No questions or business items were received in advance of the meeting.
Members were reminded of the next Beer Festival from 23rd to 25th August.

Members were reminded of the Spring Bank Holiday beer festival from 23rd to 25th of May.

Date of next Annual Members' Meeting – to be confirmed

Presentation slides and copies of the annual accounts can be found here:

<https://www.exelbygreendragonpub.co.uk/>