

Exelby Green Dragon Community Pub Ltd

Notes of the Annual Members Meeting

23 April 2026 – 7.00pm. Exelby Green Dragon

Apologies for absence – 2 received.

Present – 16 Members – meeting declared quorate

Notes of the Annual Members Meeting held on 9th April 2025 were accepted by the meeting as a true and correct record.

Review of 2025

1. Welcome to Sam and Becky

Sam and Becky took on the tenancy last year and we are delighted to have them at the heart of the pub and to see their business developing. Like all community pubs, their success depends on community and customer support - whether that's visiting regularly, attending events, or simply spreading the word.

2. Restaurant Refurbishment and other Improvements

Last May, the final stage of the original renovation plans was completed: a full refurbishment of the restaurant. The space is now larger and brighter, with new flooring, lighting, décor, a refreshed serving counter, and improved kitchen access. Thanks were given to the team involved. Sam and Becky have dressed the room to make it an inviting space as a restaurant and for events.

During the work a hand painted Green Dragon sign was uncovered — the dragon now affectionately known as 'Derek' — had been hidden behind pipework. Derek now hangs proudly in the restaurant.

Additional improvements were reported as completed:

- Replacement of key kitchen equipment (which will continue as part of a planned programme as equipment comes to the end of its life)
- Extractor system upgrades (essential for compliance)
- Renewal of part of the outdoor decking (part of an ongoing programme)
- New lighting installed behind the bar

3. Financial Overview and share interest

The last couple of years have brought significant financial challenges, including a high number of share repurchase requests, costs with the tenancy transition, and unexpected essential works in the kitchen. These pressures reduced reserves considerably.

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In response the Medium-Term Budget for 2026-2030 was recast and the subject of a special Shareholders meeting in January 2026. This maintains our approach of sound financial planning and retains a prudential reserve of £12,000 for emergencies.

Resources will be reestablished for the continuation of necessary repairs and renewals and a structured scheme for dealing with future share repurchase requests. In the short term and to help build funds there will be no interest paid for 2025. It is hoped to resume payments for 2026 next year.

It is expected to be able to deal with the share repurchase requests that are registered, in the order received, by the end of the year. To help manage Company finances and maintain stability the current moratorium on requests is expected to stay in place until the end of the year and as soon as it is felt possible to lift it, that will be confirmed.

4. Management Committee

None of the existing Directors - Linda Graham, Lucinda Riddell, Alasdair Campbell, George Cornwall-Legh, Jim Haigh and Peter Simpson – were due for re-election. One of the two coopted Members – Ian Vickers – was elected for a three term to 2029. The other coopted member – Paul Johnston – will remain on the Committee as such.

Peter thanked the Management Committee for all the work done over the past year.

5. Accounts for Year Ending 31 December 2025

The accountants confirmed that the annual accounts comply with requirements.

The meeting agreed a resolution not to obtain an audit of the financial statements for the period ending 31 December 2025 and rely on the content of the independent Accountant's Report.

Date of next meeting – to be confirmed.

Attached:

Presentation slides
Annual Accounts