



+

ANNUAL GENERAL MEETING of
COUNTRYMAN'S COMMUNITY PUB SOCIETY LIMITED
(FCA Registration Number 8682)

Date and Time:	Tuesday 25 June 2024, 19:30-20:10
Location:	Hunton & Arrathorne Village Hall (Live stream available via Microsoft Teams, however no members utilised this function)
Present:	Management Committee: Robert Wyatt (Chair), Tom Self (Secretary), Katie O'Connell (Treasurer), Jonathan Heap, Pete Latham, Steve Akred, Al Lowry, Jan Wylie, Paul Morris, Matty Cockburn Apologies: Chris Heap (Vice-chair) Members: 23 members attended (full list of attendees available upon request).

Agenda:

1. Welcome & Housekeeping
2. Chair's Report
3. Secretary's Report
4. Treasurer's Report
5. Business Plan
6. Closing Remarks

Minutes:

MEETING COMMENCED 19:30.

1. Welcome & Housekeeping:
 - a. Robert Wyatt (RW) welcomed all members to the meeting.
 - b. Slides were shared during the meeting with members ([presentation link here](#)).
2. Chair's Report – Robert Wyatt:
 - a. RW advised members of a change to the management committee, with Vicky Jobling and Matty Cockburn standing down. Thanks were given for their support and contributions over the last few years.
 - b. RW provided an update to members on key achievements since last AGM, including:
 - i. Signing of a formal tenancy agreement with Dan & Lisa on 1 May 2024, which will last for 9 years, showing Dan & Lisa's commitment to the pub.
 - ii. Development of our business plan (discussed later in AGM)
 - iii. Overview of refurbishments and renovations to the pub, including first and second floor works, which has created additional letting rooms (or potential living accommodation for tenants if required). It was noted much of this

work was achieved through grant funding from the then Richmondshire District Council.

- iv. Installation of new access ramp to the front of the pub, courtesy of funding from Councillor Tom Jones.
- v. RW gave thanks to all our contractors, volunteers, members and tenants for their support with the renovation works, with special thanks to:
 - 1. Jonathan Heap, for coordinating the renovation works
 - 2. Pete Latham, for supporting various electrical works
 - 3. Steve Akred, for supporting various joinery works
 - 4. Brian Wylie, for support decorating.
- vi. RW congratulated Dan & Lisa and all the team at the pub for achieving Pub of the Year for north-west Yorkshire for the second year running.
- vii. RW reflected on the success of the first birthday bash celebrations, and advised the second birthday celebrations will be taking place between 23-25 August.
- viii. RW thanked all members for continuing to support the pub, allowing it to remain a success.

3. Secretary's Report (Tom Self):

- a. Tom Self (TS) provided an update on the current membership status:
 - i. TS advised the society currently has 159 members.
 - ii. TS reported one member had left the society due to personal reasons.
 - iii. TS reported one member had joined the society.
 - iv. TS advised the membership is currently at full capacity, however a wait list is now in operation for any new members who wish to join the society or any existing members who wish to increase their shares. This can be found at countrymanscommunity.org/shares.
- b. TS discussed the management committee elections:
 - i. TS advised there are currently 11 members on the management committee.
 - ii. TS advised Vicky Jobling has previously stood down, and Matty Cockburn will be standing down following this AGM.
 - iii. TS advised no new members have expressed an interest in joining the management committee.
 - iv. TS advised all other committee members are also standing for re-election, meaning 10 candidates are now standing for re-election.
 - v. TS provided an overview of the voting process and outlined the three points going to vote at the AGM (management committee elections, appointment of an accountant and appointment of an auditor).
 - vi. TS provided an update that as per the society's Model Rules, the election of the management committee will move from a yearly election to a three yearly election. TS confirmed that members of the management committee can continue to stand down at any time, and any new members may join the management committee at any time.

vii. TS advised that if any members are interested in joining the management committee, to contact TS or any member of the management committee.

4. Treasurer's Report (Katie O'Connell):

- a. Katie O'Connell (KOC) provided an overview of the society's annual accounts for the financial year 2023-2024 (see slides), and explained these have been prepared by the society's accountant, Ian Crisop.
- b. KOC advised the 2023-2024 accounts have been prepared and will be submitted to the FCA within the next few days, following approval at the 2024 AGM.
- c. KOC explained that all members are required to vote on the appointment of an accountant and an auditor.
- d. KOC explained the management committee recommends for Ian Crisop to be re-appointed as the society's accountant.
- e. KOC explained members can vote to appoint an auditor, which is in addition to an accountant and separate to the society's annual accounts return, and is estimated to cost £2,000-£3,000.
- f. KOC explained that due to the costs involved, the management committee recommend members do not vote for the appointment of an auditor.

5. Business Plan (Katie O'Connell):

- a. KOC shared details of the society's new business plan with members (this is included in full within the AGM slides, [available here](#)).

6. Closing Remarks:

- a. RW advised that a drop-in event will be held at the pub on Tuesday 8th October [TBC] to allow members to discuss any questions they may have with the management committee. Further details will be shared in due course.
- b. RW advised that if members wish to view the renovations to the first and second floor that this can be accommodated. Any members wishing to view this area of the pub are requested to contact the management committee, where a suitable date will be arranged.
- c. RW provided a final update on the building status of the pub, and noted that as part of the second floor works, a review of the pub roof was undertaken which confirmed the roof was in very good condition.
- d. RW thanked all members for their continued support, which allowed the pub to remain as a thriving community asset.
- e. RW advised that no formal questions had been received from members prior to the AGM, however the management committee will be available after the meeting, both in person and via email, should any members have any questions.
- f. RW brought the AGM to a close at 20:10.

ENDED 20:10.



APPENDIX 1: VOTING RESULTS

The results of the 2024 members' vote is as follows:

Votes were cast by 23 members.

VOTE 1 – Election of the Management Committee

The following members stood for election at the 2024 AGM:

- Robert Wyatt
- Chris Heap
- Tom Self
- Katie O'Connell
- Jonathan Heap
- Pete Latham
- Steve Akred
- Al Lowry
- Jan Wylie
- Paul Morris

VOTE RESULT: All the above 10 candidates received more than 50% of the vote and are therefore elected onto the management committee for the next 36 months.

VOTE 2 – Appointment of Accountant:

Members were asked if Ian Crisop should be re-appointed as the society's accountant.

VOTE RESULT: Members voted to re-appoint Ian as the society's accountant.

VOTE 3 – Appointment of an Auditor:

Members were asked if an auditor should also be appointed. One of the votes casted did not have a valid selection for this item, and as a result, their vote was not included for this item.

VOTE RESULT: Members voted against appointing an additional auditor.