

MINUTES OF MCBS COMMITTEE MEETING

**Wednesday 6th September 2023, 6.30pm at
The Bell**

		Action by
Members present	Julian Stokes (JS), Graham Whitlock (GW) Tony Kinsey (TK), Tony Dawson (TD), Tom Rogers (TR) and Phil Welch (sitting in as potential committee member)	
Apologies	Amanda Horden (AH), Joanna Latimer (JL), Jeff Woodfield (JW)	
Minutes of previous meeting	Unanimously approved	
Pub Issues	<p>JS noted that there is little change from the last meeting in terms of financial matters and communication with current tenants. The pub was closed for a week at the end of August including the Bank Holiday weekend.</p> <p>The fallen ash tree has been removed and there are three builders' bags of chopped wood. The intention is to donate one to the tenants and sell two – after discussion it was agreed that £180 would be a fair price for unseasoned wood with £20 delivery if required.</p> <p>GW to put this out on the WhatsApp group</p> <p>The stable building also needs repairing. About 25% of the roof is missing as well as some blockwork. Discussions with Carol Clare who formerly worked in the pub has established that the roof was replaced in 1986 and is therefore not constructed of asbestos. JS has asked for a quote from Hi Trees builders. After some discussion it was agreed that the works are straightforward and can be undertaken by committee members.</p> <p>Resolved to set a date to undertake these works.</p> <p>Following the electricity network problem affecting the village, National Grid have set up a generator in the car park at The Bell, one of three in the village. JS and GW attended a Parish Council meeting and spoke to local councillor Dan Hurcombe. It is likely that the cable will be buried but this will not affect the land attached to The Bell. However there is an issue of noise and security as currently access is required at all times and the gate cannot therefore be locked. JS has written to the parish council on behalf of MCBS to highlight these issues. Discussion whether compensation might be due from National Grid for the placing of the generator. GW to approach National Grid on this issue.</p> <p><i>Postscript note 07/09 National grid have confirmed that the village will be reconnected to the grid by the end of the week</i></p>	<p>GW</p> <p>All available</p> <p>GW</p>

	Although a reminder has been issued to the tenant to arrange the annual inspection of fire extinguishers, it is not thought that this has been carried out (Action point in Financial matters below)	
Financial	<p>Invoices for the drainage in the driveway and the clearance of the ash tree have been paid.</p> <p>Kendall Wadley have promised to issue yearly accounts by the end of the month in good time for the AGM.</p> <p>Insurance payments due from ID to us have still not been received and monthly finance meetings are not being held.</p> <p>Agreed for TR to send a second letter to ID and JW, this time by email and registered post to reiterate the requirement for the above. The issue of fire extinguishers will also be addressed.</p> <p><i>Postscript note 08/09 – TD has set up a finance meeting with ID to be held on 17th September.</i></p> <p>The lease payments for the dishwasher have now finished. Final confirmation that ownership has passed to MCBS.</p> <p>TVR to remind Investec to release the title invoice.</p> <p>Once it has been received, the dishwasher should be added to the inventory of contents</p>	<p>TR</p> <p>TR/TD</p> <p>TR</p> <p>GW</p>
Secretarial	<p>GW has received a letter from the estate of a deceased shareholder regarding reimbursement of share capital.</p> <p>An announcement will be made at the AGM that it is the intention of the committee to repay all share capital unless the estate intends to donate the capital.</p>	GW
Regulatory Issues	Carried forward to next meeting	
AGM considerations	<p>The village hall has been booked for the AGM on Thursday 19 Oct at 7pm. Committee members to arrive at 6.30 or earlier.</p> <p>TD to provide graphics to TR for use in financial presentation.</p> <p>Notice of the AGM has been placed in the Parishioner and on the websites. Further publicity will be placed on noticeboards and Facebook.</p> <p>AH to provide a bullet point document of changes to the Rules of Association ahead of the AGM</p>	<p>TD</p> <p>JS/GW</p> <p>AH</p>

Maintenance issues	<p>GW and JS have resolved two maintenance issues. The glass washer (owned by the tenants) was not draining and an outside drain to the rear of the building was not filling. Both now function properly.</p> <p>JS suggested that the committee should have a list of aspirations for the pub (e.g. hard standing and electricity for pitches to rear) even if not currently affordable, this might provide goals to work towards.</p> <p>Committee members to put forward suggestions.</p>	All
AOB	<p>Following discussion about the free drinks scheme of last Autumn it was resolved not to repeat the scheme this year.</p> <p>The Christmas card to shareholders will be repeated and committee members who have photos of the pub in the snow to send to TD who will prepare the card.</p> <p>A map showing the way to the pub with a QR code has been put up at Bircher camp site.</p> <p>GW proposed that Phil Welch should be Co-opted to the committee. TK seconded.</p>	All/TD
9. Date of Next Meeting	Monday 9 th October 2023 at 6.30pm at Church House Farm.	