

Minutes of the Annual General Meeting

Held on Wednesday 24th November 2021 at 8-00 p.m.

Present

1 The 59 attendees were: N Cooke, R Walker, A Lawson, J Wigley, B Turley, D Powell, D Wightman, J, Havery, T Sitek, S Ward, L Taylor, T Dobre, D Bennett, B Powell, O Wood, T Jacklin, J Haslem, K Khundakar, D Hiles, L Haley, P James, R Wood, J Bamforth, E Barker, A Demain, S Widdison, D Smyth, M Cooke, Max Cooke, J (Gordon) Rycroft, S Osborne, E Connell, P Wade, K Hocken, K Shepherd, S Delaney, T Hall, G Haslem, A Kettlewell, H Jackson, A Weerasinghe, S James, H Bamforth, L Hanson, C Appelbe, K Wilshaw, C Widdison, J Telford, C Swallow, P Hill, W Martin, M Sutcliffe, J Woodhouse, E White, T McDonnell, J Cordingly, J Gillingham, R Mawson, D Mawson.

2 Apologies

2.1 Apologies were received from Doug Old & Ken Peaker

3 Minutes of Previous Meeting

3.1 The minutes of the meeting held on 27th November 2019 were proposed as being an accurate record of that meeting by Stephen James, seconded by Connie Appelbe and approved by the meeting.

4 Matters Arising from Minutes

4.1 There were no matters arising from the previous minutes.

5 Chairman's Report

Good evening and welcome to the 2021 CALSA AGM. Thank you all for making the effort to be here this evening – I can never predict how many members will attend and how well all the sections will be represented. We need at least 20 members in attendance to be quorate, and it looks as though we have achieved that, meaning that we shall be able to vote on the two resolutions we have in front of us this evening.

Firstly apologies, starting with our secretary Doug Old, who is with family in the USA – Stephen will be filling the Secretary’s role for this meeting, also from Ken Peaker our President who is currently unwell. Are there any further apologies please?

Secondly, and I know that two years is a long time, but we need a proposer and seconder for the motion that the minutes of the 2019 AGM are an accurate record of those proceedings

Are there any matters arising from those minutes?

I would like to offer a few thank yous: It has been a turbulent couple of years for the Association with the bar and playing being stop-go. Our bar steward resigned and without the hard work and commitment of Olly Wood on the bar, supported by his student colleagues Phoebe, Sasha, Maximus and Grace we would have struggled. When we recruited Michelle as bar manager, it brought a breath of fresh air to the bar with her ideas and enthusiasm, so a big thanks to her. Also, thanks to my colleagues on the Management Committee who have worked together to steer us through the pandemic and its associated challenges and thanks to Tony Kettlewell who volunteers to review our annual accounts. As usual he gave Stephen a few challenges, which have been discussed and resolved to Tony’s satisfaction

We have all heard enough of the Covid 19 pandemic and I don’t intend to dwell on it, but suffice to say that, as you will see in Stephen’s financial report, we have come through it fighting fit and looking forward very positively. The sections are thriving, the gym continues to go from strength to strength. The function room is being well used, with a series of successful events organised by our new and enthusiastic social committee bringing in important bar turnover. Bar sales are, of course the source of cash which covers the not inconsiderable costs of running this building.

I would now like to hand over to Stephen, to put on his treasurer hat and to give his financial report

6 Financial Report

You have copies of the accounts for the year ended 31st August 2021. I do not intend to talk you through all the 9 pages but will point out a few significant headlines then open up the floor to questions. I have a few copies of the “talk” I am about to give, for anyone who would like one. As for some reason I cannot quite remember, 2020 passed us by. Because of that I will spend a bit of time going through the financial impact of the Extension Project, what was approved, what was spent and how that now leaves us.

Firstly, a bit of background. The CALSA accounts have now been in present format for five years, all sporting sections are fully integrated, so their summarised figures are included in what you see now, more detailed figures are provided to Section’s Committees. And a big thank you to the Section Treasurers, George Haslam, Tom Bennett, Ed Connell and Ian Morrison for providing their figures to me promptly and tolerating my questions and queries in my efforts to

produce consolidated accounts for CALSA. Also, to Anthony Kettlewell who as Reviewer ensures I have a detailed knowledge of the numbers and what sits behind them. So, on to the figures themselves. Starting on Page 4, which are the high level summaries of what follows on pages 5 and 6.

Comparisons year on year needs to be undertaken with caution as Covid and its impact on activities, including the bar and the playing of sport mean that both year end 31/8/21 and year end 31/8/20 have been affected to differing degrees in different areas .

On the income side, I can say without any shadow of doubt that the grants from the Government (Furlough Scheme), Leeds City Council (Licenced Premises Support), the Parish Council, Sport England and Tesco's (various grants towards the write off of stock) we would be in a completely different place to where we are now. On the plus side I was able to make monthly trips to Wetherby Food Bank to deliver soft drinks, crisps, nuts and chocolate. On the expenditure side, again we quickly put in place all the cost savings that were possible and again many thanks to Parish Council who as our landlord agreed to a rent holiday during the period our front doors were locked.

Repairs and renewals continue to be a major expense and in fairness one that is always unpredictable in size and nature. For example, during the last year we have needed major repairs on the boiler and replacement of the icemaker and CCTV system, but at the same time took the opportunity to replace radiators, make additional improvements to the changing rooms and buy tables and chairs to maximise use of the function room.

The rest of my comments are to varying degrees related to the extension. The last time we had one of these meetings it was November 2019 and the extension project was approved. The extension was completed in two phases, the first being on 1st August 2020 to enable the gym to open its doors. The rest, function room, 4th court, disabled toilet, lift and physio room was around a month later.

The AGM approved a spend of up to £564k on the extension, as we sit here at present we have spent £533k. We are still at the stage where we have retention monies to pay over to the main contractors (Together Group). There is £20k in the Development Fund account earmarked for that. So, the latest prediction is that the project will come in slightly below budgeted cost. The vast majority of that has been capitalised so you will see that reflected in the Balance Sheet figures on pages 8 and 9.

So now on to debt and the cost of servicing that debt. The intention was to raise the majority of debt through Promissory Notes, this amount increased as the Brewery changed policy after initially agreeing to lend us money. The switch turned out slightly beneficial in terms of interest rate. The two other loan providers were the private investor (£100k) and our bank (£25k). At the present time the money owed to those three parties are:

Promissory Notes - £184k

Just Source Ltd (the private investor) - £80k

Bank of Scotland - £24k

A total of £288k

The next commitment on this debt is a second payment of £20k to the private investor on 1st December. The Development Fund account presently has a balance of £53k, so the £20k earmarked for Together Group and more than enough to pay the loan instalment. The servicing of that debt is shown on page 7 of the accounts.

I will now talk briefly about the gym, which to reduce CALSA debt was set up as a separate company (Gymco Ltd) which trades under the name of One Gym Collingham. The gym is a tenant of CALSA and has a lease and licence agreement in place for 10 years. During the extension construction phase Gymco contributed funds (part of the £533k referred to earlier) and will continue to pay rent and maintenance fees during its period of occupancy. It is generating profits now so is able to fulfil all of its obligations to CALSA.

At some stage in the future the intention is for CALSA to purchase Gymco and bring the gym with its income stream in to the CALSA portfolio.

At this stage another a couple of thankyou's, firstly to Katie Shepherd who undertakes the bookkeeping for Gymco and in addition to producing the accounts acts as a welcome consultant and advisor on all matters financial. And secondly to Louise Taylor, who has been involved with the gym since its first concept which was over a year before building started. Her tireless efforts and industry knowledge and contacts have without doubt made the gym a great success. 421 members when I looked earlier today.

In summary my view is that we have survived the Covid 19 shutdowns with tremendous resilience. We took maximum grant funding that was available during that period and have bounced back unbelievably well. We now have a wider range of income streams, which make for a more resilient business. Life is not without its challenges and yes, it is important that people continue to book functions and use the facilities that are there. I am confident of the future success of CALSA, but I am equally sure that success is a direct function of all those (paid or unpaid) who contribute by giving up their time to help, and remember every recommendation you make helps, and bringing in a family member, friend or neighbour has its benefits.

And now any questions that people want to pass my way, I will try my best to answer ?

Toby Jacklin asked a question about the debt relating to Gymco and why wasn't this in the consolidated accounts ? SW explained that Gymco was a separate entity and a tenant of CALSA and therefore no consolidation appropriate. In response to a follow question from John Rycroft SW went on to explain that Gymco's money was raised via a share issue.

7 The Voting on the 2 Resolutions

NC detailed the resolutions.

SW reported that the results were:

Resolutions A – Constitution changes	35 in favour (+20 proxy) none against
Resolutions B – Female Rep on Management Committee	40 in favour (+20 proxy) none against

The Chairman therefore declared that both had passed the 75% requirement and had, therefore, been approved.

8 Election of President

Ken Peaker - proposed by Nigel Cooke and seconded by Stephen Widdison. Approved.

9 Election of Officers

9.1 Chairman - Nigel Cooke - proposed by Stephen Widdison seconded by Stephen James. Doug Old proposed by Hop Bamforth and seconded by Jeremy Bamforth. A show of hands was 40 to 8 in favour of Nigel Cooke who was Appointed.

9.2 Secretary – Stephen James proposed by Matthew Cooke and seconded by George Haslem. Doug Old - proposed by Hop Bamforth and seconded by Connie Appelbe. A show of hands was 41 to 9 in favour of Stephen James who was Appointed.

9.3 Treasurer - Stephen Widdison - proposed by Matthew Cooke and seconded by Nigel Cooke. Approved.

9.4 As a result of the approved Resolution there was then the Ladies representative position to fill. Connie Appelbe proposed by Hop Bamforth and seconded by Katie Shepherd. Louise Taylor - proposed by Stephen James and seconded by Matthew Cooke. A show of hands was 33 to 12 in favour of Louise Taylor who was Appointed.

10 Election of Independent Financial Reviewer

10.1 Anthony Kettlewell was proposed by Toby Jacklin and seconded by Phil James. Approved.

11 A.O.B.

Hugh Jackson raised the question of downstairs security and the possibility of bringing the coded door back in to play. NC explained the use of the gym now made the matter a bit more complex than previous, but the matter was under consideration and deliberation by the Management Committee.

David Wightman expressed a big thank you on behalf of all members for the work that the Committee had done through and since lockdown and what a thriving place the Club now was.

There being no other business the meeting ended at 9.05 pm.

Approved by:

..... Chairman

..... Secretary