

1888 February 29th

Directors' Meeting

29th February 1888 4 p.m. at 7 Water St. Yokohama

Present: Mr.Dodds (Chair), Mr.Grosser, Mr.Abbott, Mr.Baehr & Mr.Talbot

The minutes of last meeting were read and signed.

➤ All calls in Arrear Paid

The Chairman stated that since last meeting all calls in arrear had been paid, and that now all of the 668 shares issued were fully paid up.

In regard to the transfer of shares, the Chairman reported that the transfers already executed had, as arranged at last meeting, been sent to Hong Kong and had been returned duly stamped in accordance with the provisions of the Stamp Act in force there, and a number of blank forms had also been obtained.

The subject of Transfer fees was raised, and it was unanimously resolved that such fee should be one dollar, as prescribed in article 39 of the Articles of Association of the Company, payable by the transferor. The secretary produced applications for Transfer form Mr. Playfair to Mr. Bernard, of Singapore, (15 shares), from Mr. Scott to Mr. Plate of Kobe (4 shares), and from Mr. Gillingham to Mr. G. Lewis of Shanghai (5 shares), all of which were approved of, and the names of the purchasers were ordered to be entered in the Register of the Company.

➤ Transfer of Shares

Share Certificates Nos. 15, 17, and 21 were cancelled, the holders having asked that their shares should be divided into small quantities and a

certificate issued for each lot.

➤ Brewing License

The Chairman reported that a Brewing License had been received from the Govt. Authorities, available to 30th September of the present year, after which it would have to be renewed. A Fee of \$30. had been paid for the same.

➤ Construction Delayed Owing to the Illness of Diack

In regard to the progress of the works, the Chairman stated that a considerable deal of delay had occurred owing principally to the illness of the architect, Mr. Diack, who had been unable to look after the contractor or in fact to visit the Brewery at all for a long time and also to some friction or want of Co-operation between the Contractor and the Brewer.

On 13th February Mr. Diack had met several of the Directors at the Brewery, and after going over the establishment, a list had been drawn up of the various items required to complete the work, and handed to Mr. Diack. Notwithstanding this the Contractor did not appear to be pushing on these matters as quickly as necessary, and the secretary was instructed to write to Mr. Diack pointing this out to him as well as some details which had been determined on when Messrs. Dodds, Abbott, and Baehr had visited the Brewery in the forenoon- also the flooring of the stables, about which some dissatisfaction had been expressed.

The Chairman mentioned that a complaint had been made by Mr. Alcock, whose house is on the opposite side of the road from the Brewery, about the position of a urinal and water closet now being built attached to the servants' quarters. Messrs. Dodds, Abbott & Baehr however had examined the place that forenoon and were of opinion that there would be no source of nuisance to

Mr. Alcock in these buildings and therefore it was decided to proceed with them, that work having been temporarily stopped in order to inspect the place.

➤ The First Brew on 23rd February

The Chairman stated that although various details such as those mentioned were not yet completed, still the important part of the plant, viz. the Engine, the brewing apparatus, and the refrigerator had been tried and were in first-rate working order, and he was happy to say that the first brew had taken place on 23rd February. Another brew had been made that day (29th February) and although there appeared to be some doubt on the part of the Brewer about the quality of the yeast, general satisfaction was expressed that at last a beginning had been made. It appeared that the yeast which had been sent out from Germany had gone bad, and, although another supply had been ordered, it could not arrive before the end of April. The yeast used for the two brews mentioned had been procured from San Francisco, and another supply had been telegraphed for to the same place.

➤ Water Supply for Brewing / Minute of an interview with architect and director

The question of the water supply was then taken up, and the Chairman explained that this had been a source of considerable anxiety for some time past. Of brewing water there is an ample supply. Owing to some water finding its way into the cellars, a drift had been cut into the hill with the object of cutting it off, and, as was fully expected, a spring had been found from which a considerable stream has since been running. This appears to have had the desired effect of keeping the cellars dry and in addition provides a further supply of brewing water. A sample has been analysed in the Govt. Laboratory

and pronounced to be pure and suitable for brewing purposes. The analysis assimilates to that of the other spring and it has been decided to convey it into the same tank. The supply of condensing water however is, up to the present, very limited, as owing to the continued drought, there is still only a very small quantity in the pond. It had been suggested by some of the Directors to construct a supplementary reservoir, and the following minute of an interview with the Architect in regard to the whole question will explain the position.

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“The Company’s works being now on the point of completion, considerable anxiety has been felt by some of the Directors in regard to the supply of condensing water. Owing to the unusual dryness of the season, the pond which is intended to supply water for that purpose contains at present only a trifling quantity, and the pipe which is intended to convey it to the tank is about a foot above the level it has yet reached. This has caused anxiety not only with reference to the immediate supply but also as to the future supply, because as pointed out by Mr. Abbott, as soon as the water reaches the level of the pipe a constant drain upon the resources of the pond would be commenced equal to 750 gallons for each hour the machinery is at work, preventing it from rising higher.

While this matter was under consideration, it was suggested that a supplementary supply should be provided by building a cistern or reservoir in the space occupied by the old well near the buildings, and, by storing there the waste or discharge water from the

machinery, together with the surplus from the brewing- water tank, as well as any other spring that may be found in the hill, there would be an additional supply sufficient to guard against any failure of the pond. Messrs. Dodds, Baehr, and Abbott visited the premises and discussed the matter at various times, and this day, 8th February, a meeting took place between Mr. Dodds and the Architect, Mr. Diack, at which the secretary and the Brewer were also present.

After the subject had been fully discussed, Mr. Diack gave it as his professional opinion that, without the slightest doubt, the pond itself would be an ample supply for condensing purposes. Even at present the water is slowly increasing, and when the rain, which may be confidently expected in a short time, makes its appearance, the pond will certainly fill more quickly than it can be drained off at the rate of consumption given, Viz. 875 gallons for each working hour, or say 9000 gallons per day. He had calculated the pond to contain when full a supply for 60 days at the rate of consumption of 18,000 gallons per day, and therefore at 9000 per day there would be a supply sufficient for 120 working days. There is also a surplus of brewing water which can always be pumped from the small tank into the large one. The Brewer also had stated that for some time to come the water from that source would be sufficient for all purposes.

For these reasons Mr. Diack strongly advised not to build any cistern or reservoir as suggested, which in any case, could not be

completed before the time when the pond may reasonably be expected to be filled, and which, in his opinion, would be an unnecessary outlay of several thousand dollars.”

It appeared to be the general feeling of the meeting that this was satisfactory and that the expense mentioned ought not to be incurred.

The Chairman stated that in the meantime Mr. Diack had lowered the pipe from the pond to the extent of a foot, so that now the water was considerably over it. He at the same time mentioned that an unfortunate loss of water had occurred through the self-acting valves in the large tank failing to act, by which it was estimated that forty or fifty thousand gallons had escaped into the drain. The valves had been put right, and this could not occur again.

It appeared that the villages in the neighbourhood of the Brewery had been allowed to draw water from the spring while it was not required for the Company's purposes, but it had now been locked up, and Mr. Dodds mentioned that he would see Mr. Osborne soon and ask him to inform the head of the village they could not have any more.

Mr. Talbot, who had joined the meeting while these matters were being discussed, remarked that in the event of the supply going short, the authorities of the water works would be prepared to meet them, and the Company, by paying for the quantity consumed together with a small charge for piping could have a supply laid on from that source.

➤ Finances

The subject of Finance was then brought forward, and the Chairman submitted a memorandum of the Company's Bank Account to date, which

showed a Debit balance of \$16,880. As it must be some months before any income can be expected it was thought somewhat serious and was fully discussed. It was the feeling of the meeting that in the event of the overdraft of \$20,000 being reached before any income is received it would be necessary to apply to the Bank for further assistance, and it was thought there would be no difficulty raised in that respect.

Mr. Glover not being present, it was suggested that some day when the Japanese Shareholders should be invited to see the Brewery, some arrangement could then be made about securing the best agents in Tokio for the sale of the beer.

➤ Specimens of Bottles and Capsules

Specimens of the Company's bottles and Capsules were shown to the meeting, and Mr. Baehr explained that only a portion of the bottles were fitted with the patent capsules, and that the ordinary cork marked with the Company's stamp would be used for the remainder. For these it was thought necessary to have a leaden capsule as well, and Mr. Baehr said they would be ordered at once.

The meeting adjourned at 6 p.m.

J. Donaldson

Secy.

James Dodds

Chairman