

Cabin Manager Report:

Visited cabin on the 8th November to meet the building surveyor for triennial building inspection.

No major problems noted – had commented on outstanding BRL (bush fire resistance level) items in previous report noting 30 other lodges have the same issues.

Experiencing a lot of heating related problems over the 2019 winter season due to rats (rats chewing vacuum lines within the heater unit and wind effecting the pressures within the unit). Wind faults were easily reset following the procedure on the wall, problems within the unit were alleviated by isolating the unit with wire mesh. There is still an issue of rats entering the duct work.

No gas related issues however we need to isolate the main valve outside the winter season or when the lodge will be unoccupied for a period of time.

Sewer Update:

Met with Nick Malika (0425 701 471) who is overseeing the sewer upgrade works for us. Looks like works will commence in either December or January, all approvals are in, they are waiting on a quote from SP Ausnet as there will be 2 new supplies or meters required for the pump station. there is some additional work potentially required by us to connect the existing sinks into the sewer pump well as they currently going through a grease trap and into the environment.

From Nick:

“We are just waiting on a quote from Ausnet for the elec connection, but will probably be doing the bore under the road in three weeks. The lodge should be usable for most of the duration of the works, with access still available from the workshop end. There’ll be a period when there’ll be no sewer from your internal works and when we make the new connection to the pump well”

10-year Lease will be granted once sewer works are completed.

Working Party:

As it is so hard to organise weekends when people are free, we are aiming to try something new this year. Below is a list of items that need to be done. Each has a difficulty and a cost and time associated with it. We are proposing for every member to select at least one item they can do, and for them to do it whenever they are able before the next winter season. I will help each member plan the work (and help as needed over the phone) and advise a budget for each item should materials be required, but won’t be available on site.

Accommodation rates during the time spent working on the item will be reduced based on items selected. ie stay for 4 nights, get 2 days of work done ☐ only pay for 2 nights.

1. Ducted heating (Chris M will carry out this work, 1 day) \$300

- Propose to change out rat affected duct work, will in the process move a few duct outlets
- Materials required 6” 8” 10” ducting (vermin proof if avail) duct tape appx cost?
- There is currently a dead rat within the ducting causing bad smells through the bedroom side of the cabin.

2. Decking – repairs last work party have held up well and expect to last another season, Back RH corner of ski room needs attention (has dropped – needs to be lifted and supported) (Chris M will carry out this work)
3. Bedroom doors (easy, 1/2 day, \$80)
 - Need to be painted
 - Need handles fitted
 - Materials required – paint 4lt aqua enamel gloss, handles have been purchased
4. Window sill to be replaced (eX locker room window) (Difficult, 1/2 day, \$100)
5. Ski room door- repair or replace (I was proposing to place a stainless plate over the hole and fit a new lock? (Easy, ½ day, purchase stainless plate and lock \$150)
6. Bedroom configuration (with fire exit) are we happy with the current configuration? If not re-configure – no materials req (Easy, 1/2 day, nill cost, will require drill/driver)
7. Window in 6 bed room – see photo (Difficult, 1 days, \$50) Discuss work to be done
8. Window in 4 bed room see photo Difficult, 1 days, \$50) Discuss work to be done
9. Roof Alpine Rd side Snow build up has damaged the roof supports repairs required – see photo (Difficult, 1/2 days, \$100) timber required NOTE: there is damage to the Old roof which contains asbestos need to aware if attempting this and wear appropriate protective equipment Mask and coveralls?)
10. Oiling of façade timber (only 50% was completed over 2018/19) (Easy, 1 days, \$Nil)
11. Clear drainage from back of cabin (a lot of water build up is occurring and running under the cabin) (Easy, 1/2 day, \$Nil)
12. Mow the grass whipper snipper around cabin (Easy, 1/2 day, will need to take mower and whipper snipper \$Nil)
13. Paint window sills to kitchen and lounge rooms (Easy, 1/2 day, \$80 there may be paint available)
14. Sliding window in lounge room does not open freely (rollers will need replacing, need to remove window and rollers to source new ones) (Easy/difficult, ½ day, \$40)
15. Rubbish removal – if in doubt dispose of it..(basement needs a thorough cleaning and rubbish removal. (Easy, 1/2 day, \$100 tipping fees (either in bright or Melbourne – will need a trailer)
16. Cleaning – deep cleaning (fridge, freezer, dishwasher, cupboards, pantry, bedrooms, Bathroom facilities, lounge room (behind couches) (Easy, 1 day, \$Nil)
17. Need to purchase some new spades! (Easy, \$100 and taken up)

Summary: 10 days, \$1050





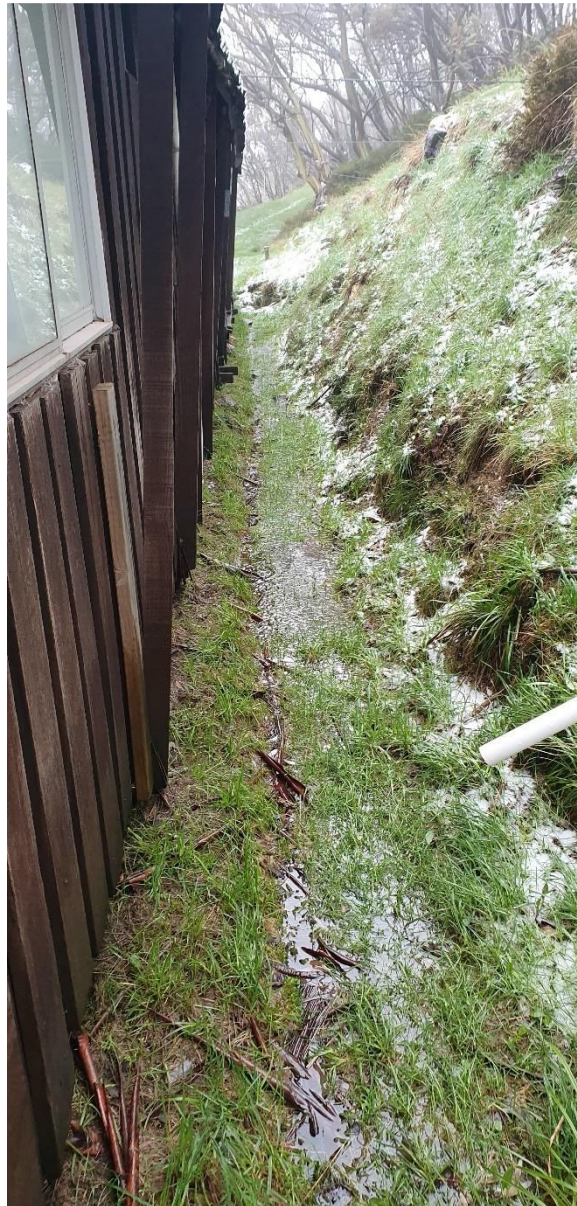
Bedroom windows



Locker room window (sill to be repaired)



Bedroom doors to paint and fit handles



drainage at rear of lodge (clear trench)



Repairs needed to roof bracing



Showing damage to roof from snow pack



Under the decking holding up well.