

Cabin Manager Report\Update 1st May 2017

As a result of reports of some items requiring attention, we (Myself, Tonya, Bill, Ingrid and William) made it up to the lodge over the weekend of 29-30 May and did the following.

- **Smell in the back bedroom** – Something had clearly died inside the ducting and the smell was quite unbearable. We found that there was a nest inside the duct work.. most likely rats or pigmy possums.. After a lot of messing around trying to move that ridiculous double bunk around to access holes in the floor previously put in to install the ducting (there is zero access under the lodge at that end) we came to the resolve of disconnecting the ducting at the branch (this is where we found the nest) so.... After sealing it up and running the heater there was a faint smell from the other back bedroom.. so I fear there may be something in there too. So currently there is no heating to the back room however there is an electric panel heater there that can be used. There was spare ducting however no 6" that was required. Removing the nest was not an option as the duct was shredded and unusable.
- **Solid core doors** – The most recent building standards inspection report by Phil Davern it was highlighted that the bedroom doors were to be fitted with solid core doors. We purchased and installed. They require painting still and there is a missing door closer on the back bedroom to be replaced.
- **The gas meter** Has been replaced, the procedure is the same – inlet and outlet valves need to be open – regardless I will update the procedure with the photo below.
- **Gas smell** – There was a strong smell from the heater – I suspect it needs a service. As the gas meter has been replaced and I suspect that the gas pressures have changed thus the gas valve on the heater needs to be adjusted to accommodate the pressure change. There was no notification received regarding this gas meter change.
- **Decking** – The deck is in poor shape we put in 2 additional joists, patched up and braced a broken bearer and packed out rotted joists to firm it up for this season – moving forward if the club is still around next season the deck should be replaced as a priority. – see photos.
- **Cleaning** – extensive cleaning under the couches, beds etc. oven, fridge, freezer etc. cupboards – is fit for the coming season.
- Re-nailed a heap of cladding boards
- By the looks of the cleared lid I think they have pumped out the septic – still await advice from MHARMB

## **Outstanding**

Smoke detectors – Basement detector is faulty and requires replacement, I am still awaiting Mt Hotham electrical to attend to them they have been given an order to fix them up and complete the testing for the season in conjunction with the exit lights and fire equipment.

Heater – I will contact someone to service the heater. Quick air 86581575

## **Proposed work Party 3<sup>rd</sup> June items that need to be done**

Replace ducting to both back rooms

Remove top bunk ( from the double bunk) Needs to be done to get access to the ducting

Paint bedroom doors

Fit a door closer to back room

Affix evacuation signs to the backs of the bedroom doors.





