

Edelweiss Ski Club of Australia  
Minutes of Annual General Meeting  
Tuesday 19<sup>th</sup> November 2019

Meeting held at the Mitton's with most members dialling in.

Meeting opened at 7-30pm

Minutes to be read together with the AGM pack distributed by George prior to the Meeting

1. Attendance

Present: Bill Mitton, Ingrid Mitton, Ben Incani, Georgina McCowan, Ranald McCowan, Chris Mitton, Katrina Mitton, Peter Twomey John Guise, Dash Gantner.

Apologies: Alex Z, Keiran , Peri.

2. Minutes of the previous AGM

Alex Z was omitted from the report as a new member.

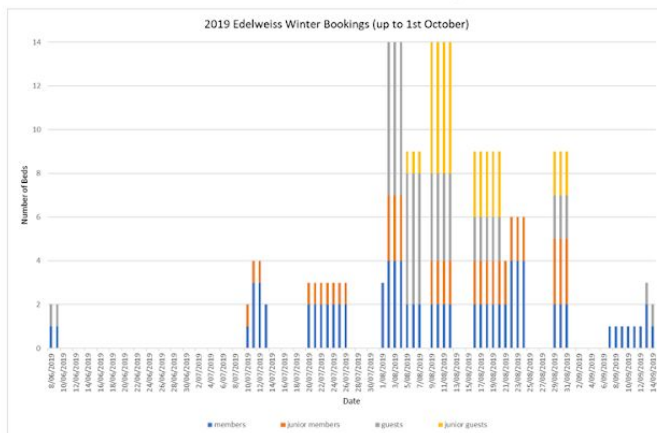
Prop; George

Sec: Chris M

Motion carried to accept minutes from previous year.

### 3. Treasurer's report:

## Treasurer's Report - Bookings



#### Notes:

- Total # of beds used = 270 / 1680 (~16%)
- Total # of days = 44 / 120 (~37%)
- Only 7 days with full occupancy – not enough!!  
**How do we increase usage??**
- Income from Guests is significant – great to see so many people taking guests up
- Incorrect member rates on booking site. Member rates should have been \$30 for Member and \$15 for Junior Members....these will be updated for 2020.
- PROPOSED RESOLUTION:** Should the Club retrospectively charge the correct rates for booking made in the 2019 season (\$1300)?

	members	junior members	guests	junior guests
# of beds	101	60	83	48
Cost per bed (\$)	\$ 20	\$ 10	\$ 50	\$ 20
Total \$	\$ 2,020	\$ 600	\$ 4,150	\$ 960
				\$ 7,730

3

## Treasurer's Report - Summary

Incomings							Outgoings				
Financial Year	Bookings	New Members	Sewer Fund	Interest	Subs	Sub Total	MHRMB	Sewer Works	Insurance	Bills	Sub Total
2019 - 20 (to date)	\$ 5,745.00	\$ 1,200.00	\$ 5,000.00	\$ 545.70	\$ 2,250.00	\$ 14,740.70	\$ (3,887.94)	\$ (110,000.00)	\$ -	\$ (2,289.21)	\$ (116,177.15)
2018-19	\$ 1,732.00	\$ 15,600.00	\$ 30,000.00	\$ 1,164.35	\$ 7,950.00	\$ 56,446.35	\$ (3,044.11)		\$ (5,240.87)	\$ (2,434.04)	\$ (10,719.02)
2017-18	\$ 4,713.69			\$ 9.54	\$ 10,606.00	\$ 15,329.23	\$ (9,385.63)		\$ (5,008.75)	\$ (4,737.98)	\$ (19,132.36)
2016-17	\$ 8,655.00			\$ 10.40	\$ 2,750.00	\$ 11,415.40	\$ (16,563.57)		\$ (4,706.53)	\$ (6,286.49)	\$ (27,556.59)
2015-16	\$ 9,224.00			\$ 7.70	\$ 10,650.00	\$ 19,881.70	\$ (10,330.11)		\$ (4,683.38)	\$ (3,378.05)	\$ (18,391.54)
2014-15	\$ 7,530.00			\$ -	\$ 11,490.00	\$ 19,020.00					
2013-14	\$ 5,374.46			\$ -	\$ 10,560.00	\$ 15,934.46					

#### Notes:

Current Bank Balance = **\$40,879.71**  
 Current Membership: 9 Full Members + 3 Life Members + 1 Overseas Member  
 Great effort to raise \$35,000 for the sewer fund  
 New Memberships brought in \$16,800  
 Remaining sewer costs: \$8000 per year for the next 5 years

Projected revenue based on current accommodation rates and estimated cabin maintenance rates.

2019 Figures	
Bookings for 2019 season =	\$ 7,477.00
Subs for 2019 season =	\$ 10,200.00
Running Costs for 2019 season =	\$ (16,893.17)
TOTAL =	\$ 783.83

2020 Estimated Figures	
Bookings for 2020 season =	\$ 9,000.00
Subs for 2020 season =	\$ 8,700.00
Running Costs for 2020 season =	\$ (20,000.00)
Sewer costs =	\$ (8,000.00)
Cabin Maintenance =	\$ (2,000.00)
TOTAL =	\$ (12,300.00)

We broke even, yay!! But only because our MHRMB costs were reduced to no occupancy. Does not include retrospective charge for current member rates (see previous page) or Sewer related costs.

4

#### 4. Financial Discussion:

By 2020 running costs will be \$20,000+ \$8000 (sewer). Ideas to close this gap as per slide 5 were discussed.

**RESOLUTION: Charge each member upfront for 7 nights accommodation (in addition to subs), which then gives each member 7 nights free accommodation for their family during the year.**

Prop. George

Sec. Bill Mitton

Motion carried.

Other possibilities discussed –

**RESOLUTION: Guests (including old members) are able to use the lodge without a member present for 2020 winter season.**

- Caveats are:
  - bookings to me made after June 1st
  - Guest has previously been up with a member.
  - Booking must be done thru a member.
- Aim would be for this stay to help convince the guest to become a member for the following season.
- Things to still check on before committing to Resolution:
  - Insurance.
  - Must have a local cabin manager to help with opening and closing.

Proposed: George

Seconded: P Twomey

Motion carried

**Booking whole lodge. For exclusivity all beds must be paid for upfront. To be discussed next year at AGM.**

**RESOLUTION: Calculation of subs must cover rent and services.**

- At this stage subs only covers Rent & Insurance. Ideally it needs to cover Service too....but this isn't possible to do with so few members. Subs amount to be reviewed each year, at AGM.

Prop.George

Sec. Ingrid M.

Motion carried

## 5. Cabin Manager Report:

Visited cabin on the 8<sup>th</sup> 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, nil 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

#### Discussion:

- Everyone was happy with proposal for a member to select items from the Chris's list, and for them to be undertaken when the member was available (but before Winter).
- A "Maintenance List" is now available on google docs – members can access this via the facebook page, or via the link: Please use this List to add "wish list" items you would like to see done.  
[https://docs.google.com/spreadsheets/d/1UEzRtpagYyR5wGt4ilCJpAHRwhm4yz1YNbOmtobODo/edit?fbclid=IwAR2RmMTF-\\_bLtiCr-zm-BIfR9R8yVDXhcCOKvTR1huFSucE9tZsLmD9ZHc#gid=0](https://docs.google.com/spreadsheets/d/1UEzRtpagYyR5wGt4ilCJpAHRwhm4yz1YNbOmtobODo/edit?fbclid=IwAR2RmMTF-_bLtiCr-zm-BIfR9R8yVDXhcCOKvTR1huFSucE9tZsLmD9ZHc#gid=0)

**RESOLUTION: To approve 2020 budget spend for improvements and maintenance of \$2000.**

Prop.George  
Sec. Ingrid M.  
Motion carried





Bedroom windows

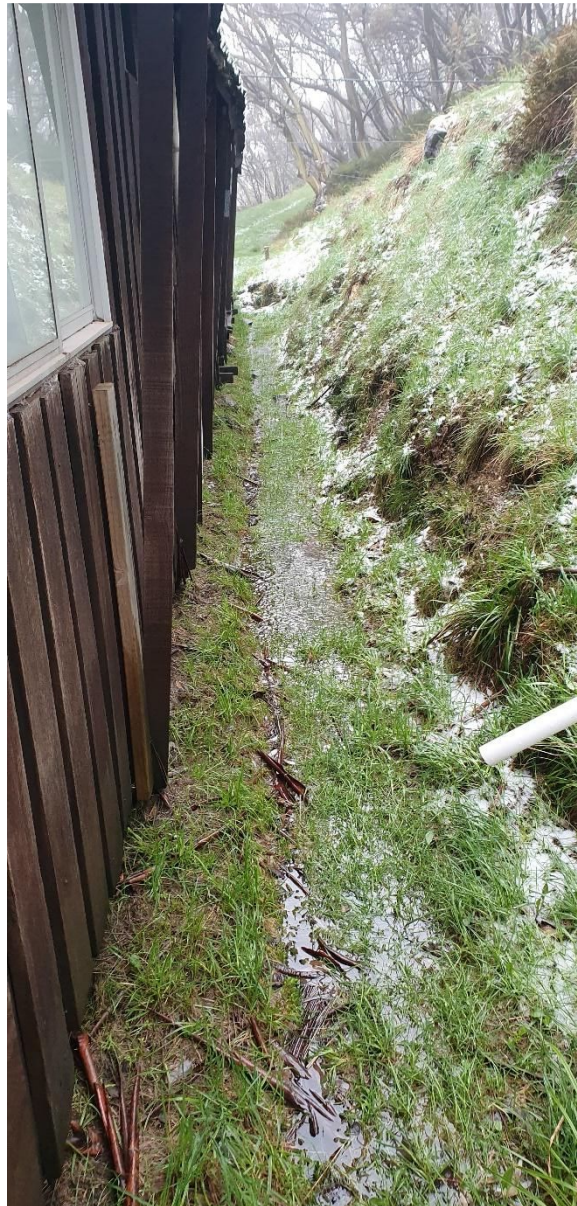




Locker room window (sill to be repaired)



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



## 6. Other matters:

- Report from Leasing Policy Consultation 15<sup>th</sup> November.

Good workshop, most stakeholders were frustrated with leases any less than 25 years as the banks demand this before they will consider lending.

Most stakeholders wanted condition of the building reflected in the length of the lease.

- Peter Twomey revised proposal for club setup.

Model rules can be changed for a fee so long as they don't disadvantage anyone.

Debentures must be discussed and organised at a meeting.

Peter will circulate some ideas for discussion.

- John Guise will seek a quote for site remediation for reference in the event we should have to go down that path. Our management board would not accept a "Walk away"
- New Members:
  - 2 potential new families.
    1. Jenny Selway family of 5
    2. Amy and Tim Collins

**RESOLUTION:** Both voted in

- Ella Macdonald child to adult member conversion still to be confirmed.

**RESOLUTION:** A child member may convert to a full member at 18 years, and have up until 21 to decide whether to become a full member.

Prop George

Sec. Ingrid M

Motion carried

- Summer season. There was discussion as to when the summer season rates should begin. All decided that should occur after Melbourne Cup Weekend, to coincide for when the alpine roads re-open.

Prop. George

Sec. Dashiell

Motion carried

- Revised rates – RESOLUTION to update rates as below. Changes highlighted in yellow.

Overnight Rate Type	2020
Member	\$30
Child Member	\$15
Guest – Adult (high / low season)	\$60
Guest – Child (high / low season)	\$30
Summer Rate (whole lodge)	\$100
Non member summer rate (whole lodge) Night / Week	\$200 / \$1,000
Annual Sub Type	2020
Full Member	\$800
Spouse Member	\$100
Overseas Member	\$200
Working party Levy	\$200
Committee Member compensation	-\$100
New member: 6x subs (eg for a family = 6x \$900)	\$5,400
Child member □ Full Member: 3x subs (= 3x \$800)	\$2,400
1 week accommodation in advance	Based on member family size

Prop. George

Sec. Ingrid

Motion carried

## 7. Election of Committee members

President	McCowan
Manager	Mitton
Treasurer	Wise
Marketing	Wani
Secretary	Mitton

All unanimously voted in with special thanks to Peri for his previous role as president.

**Next meeting to be decided but ideally the last week of February, one week before the long weekend (Labour Day March 9<sup>th</sup>) to organize the work Party agenda.**

Thanks to all who were able to attend.