

# **Edelweiss Ski Club of Australia**

**Registration No 17955 S**

**Club Meeting**

**Monday September 12, 2016**

**Maddern Grove, Kew**

## **Minutes**

**Attendees:** Hamish Farrow – President (HF)  
Joanna Jackson  
John Guise  
George McCowan  
Peri McDonald  
Chris Mitton  
Bill Mitton  
Fran Macdonald  
Cheryl Preston & Tarryn Lloyd  
Caroline Ryan (by Speakerphone)  
Alex (by Speakerphone)  
Dashiel Gantner

**Apologies:** Alan & Jan Banfield  
Chris Politz  
Alexandra Gordon  
Sandy Clark  
Nancy Black  
Jessica Clark  
Andrew Gray

The meeting was declared open at 19:50hrs.

### **1. Opening and welcome**

The President welcomed everyone to the meeting and thanked all attendees for their attendance.

### **2. Matters arising from last Meeting**

Work party was undertaken – Tasks included tiling, installation of a new BBQ and other required items.

The heater did not work and has been fixed several times during the season. The flue was incorrectly installed, but is now up and running.

Peter T did some research on Clun structures. Most clubs are non-profits and are incorporated. Many have new constitutions, with debentures which can be transferred.

All club profits go back into the club. There is a market price for the debentures (financial instrument).

### 3. Financial Report

The Treasurer confirmed that the Club made a \$1000 profit, with \$108,000 in the bank.

All banking is now online, which is a much easier system.

#### Bills / Payments

8/09/15	MHRMB	4209.96
	rate levy	
	services	
	site rental	
	gas general	
8/09/15	alpine shire	142.88
8/09/15	alpine fire ext	203.5
26/10/15	MHRMB	76.76
19/11/15	MHMRB	62.37
9/12/15	TRU energy	182.47
20/12/15	MHMRB	2073.06
	brush cutting	
	rate levy	
5/02/16	MHRMB	1006.2
	gas	
	rate levy	
5/02/16	alpine fire ext	132
26/02/16	Marsh Insur	4683.38

Sub Total = 12,772.58

7/03/15	westpac balance	108,335.52
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We made \$10,000 from bookings. Majority of costs (\$18,000) are to Mount Hotham Management Board.

Approval of minutes from last meeting was Proposed by Bill Mitton, Seconded by Peri Macdonald.

#### **4. AGM**

For committee positions:

Peri McDonald – President (HF)  
Joanna Jackson - Secretary  
George McCowan - Treasurer  
Chris Mitton - Cabin Manager  
Bill Farrow – IT Manager

Peri Macdonald, thanks the outgoing president, over a decade of service. Congratulations

#### **5.1 Incoming Presidents Report**

A small group (Hamish, George, John) has been looking at options for the Club.

Total redevelopment is unlikely, and to that end, they have explored the options to extend the lease of the site essentially in its current state.

By way of history, a Deed of Agreement was signed in early 2000's committing to connection to the sewer, with extensions to the deed's timing made over time.

Without actioning the Deed requirements, since about 2004, we have essentially been occupying the site without a lease.

We can still connect to the sewer, plus required bushfire upgrades, would get a new 15 year lease. The cost for these works is estimated at \$150-200K.

In the event these works are not undertaken, when the lease expires it obliges the site to be returned to the state in which it was found. John to confirm the HBM what this actually includes.

As such, to get a new lease we need to raise approximately 200K from the membership.

### **5.1 The Vote**

A poll of members determined how many would contribute \$ 8-10K to allow for the required works to obtain a new 15 Year lease. Poll results:

- 14 – Yes (Raising about \$112 -\$140K)
- 10 – No

In terms of the status of the current Edelweiss members, subs have been paid on the basis of a lease until 2017 only. Anything beyond that has been unknown and obviously the subject of lengthy discussion.

Item of discussion included:

- Concern about future hidden costs in the future.
- A review of the cost of guest fees, with the view to them being more competitive.

Hamish would look at a loan system, members should not be supported in a unequal fashion.

Peri asks John about the process of getting a firm quote for demolition, to establish the amount of money to be quarantined.

RMB requires Edelweiss to provide a firm position on moving forward.

John detailed a quote of \$120-150K for the sewer works. Bill Mitton spoke of the boundary junction, John commented that with the lease technically expired and as such we are really at the mercy of the RMB.

### **5.2 New Lease Option**

To get a new lease, we need to prepare a business plan, for the approval of the Board of Management. They would then grant a new lease.

In terms of legal advice on the structure, the RMB property officers commented that the current preference is a standard 'Pty Ltd' structure.

The company that is the leaseholder cannot be the developer.

We could be a 'not for profit' in that format, with shares etc, classes of shares etc.

On option is to let the current 'Edelweiss Ski Club of Australia' lapse and transfer any funds to the new company/club which would take over the lease. Stamp Duty would be payable on the transfer and a lawyer can get an SRO ruling for the land transfer duty.

## 5. Actions

Minute #	Action	Owner
1	Firm Quote for Demolition Works	J Guise
2	Formulation of a position for the Club moving towards the end of the lease	P MacDonald
3	Review a 'Loan System' as a funding option	H Farrow
4	Development Committee to create a Business Plan for post 2017	P MacDonald J Guise H Farrow
5	Update MyCAV following AGM	J Smith

## 6. Next meeting

To be held at Peri's house **Wednesday 23<sup>rd</sup> November 2016.**

This meeting will include multiple votes on what will happen post 2017 – end of lease.

## 7. Close

The meeting was closed at 19:30hrs.