

Edelweiss Ski Club of Australia

Registration No 17955 S

Club Meeting

Tuesday April 17, 2018

270 Bluff Road, Sandringham

Minutes

Attendees: Peri Macdonald – President
Joanna Smith
George McCowan
Chris Mitton
Bill Mitton

By Skype: Peter Twomy

Apologies Caroline Ryan
Elizabeth Laws
Jan Banfield
Chris Politz
Bill Farrow
Dash Gantner

The meeting was declared open at 19:30hrs.

1. Opening and welcome

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

The President acknowledged Alan Banfield's passing on 16th February 2018, after a short illness.

Alan was a life member and had a long association with the Club. Our condolences are passed onto Jan and the Family.

3. Cabin Managers Report:

The gas has not been working over summer. The problem may be that you need to 'burp' the valve.

There is a new gas value on the new meter. It was suggested that the cabin operating instruction be updated to reflect this.

George McCowan has photographs of the new value to enable the operating manual to be updated.

Ski room (outside) needs a new door lock.

4. Treasurers Report

90K in the bank, as several subs are missing from 2017. They were due June 2017.

5. Re-development Committee

Review of Members Info Pack

General

- The Cabin must connect to the sewer, with no contribution of payment from the Board.
- 15 years is the shortest Lease Term the Board is proposed to offer.
- The Next Board Meeting (this Friday) – is recommending that the lease be renewed.
- A 2019 sewer connection is anticipated, pending Lease renewal.

Sewer

- Until the sewer is fixed, the lodge is not fit for purpose. The inspection report is on the Club website. We are waiting on written confirmation of this after this Friday's Board Meeting.
- A payment plan for part of the 180K is proposed over a 5 year period is sought from the Board.
- Investigations into remedial options to allow the cabin to be used over the winter have failed.
- We are trying to get the sewer upgrade on the summer 2018/2019 schedule of works.
- After Friday, bookings to be suspended on the website for the winter season.

SISP

- It is akin to a plot ratio. Our site is 9%, for a 15 year lease you need 25%.
- We can either reduce our site size, or do a very large development.

- It is proposed to 'return' a portion of the site back to the national park. The land to be returned, is proposed to be sections that cannot be redeveloped.
- The site accessway is not within our site.

Business Plan Details

- Capital expenditure was detailed.
- Usage increases – Opening the Cabin to Summer uses with like-minded groups
- New Members – 3 to 5 new members, every 3 years
- Join local ski associations: Mt Hotham Ski Association, Australian Alpine Snowsport and History Group

Action Plan Outline

- Discussed

Financial Details

- Always have 10K in the bank, keeping 100K in the bank by the end of the lease.
- Sewer Levy (5 years plus) to cover payment.
- New subs were discussed:

Proposed subs/rates

Rate Type	2017	2018
Member	\$20	\$30
Child Member	\$10	\$15
Guest – Adult (high / low season)	\$50 / \$30	\$50
Guest – Child (high / low season)	\$20 / \$10	\$20
Summer Rate (whole lodge)	\$50	\$100
Non member summer rate (whole lodge) Night / Week	n/a	\$200 / \$1,000
Sub Type	2017	2018

Full Member	\$500	\$800
Spouse Member	\$100	\$100
Overseas Member	\$150	\$200
Working party Levy	\$100	\$100
New member: 6x subs + subs (eg for a family = 6x \$900 + \$900)	?	\$6,300
Child → Full Member: 3x subs + subs (= 3x \$800 + \$800)	?	\$3,200
Other	2017	2018
Sewer Levy (annual payment per member for 5 years)	n/a	\$820 (*)(**)

Examples	2017	2018
2 kids + 2 adults staying 7 nights (subs + accom)	\$1,020	\$1,530
2 kids + 2 adults staying 7 nights (subs + accom + levy)	\$1,020	\$2,350
2 kids + 2 adults staying 7 nights staying elsewhere on mountain during peak season (not taking into account availability)		\$2,500 - \$10,000

A general discussion covered the following points:

- Membership structure - Peter raised the topic of debentures and the potential of selling memberships. Peri commented that the structure is probably right at the moment.
- Sewer Levy - \$820 per year across 26 members. Life members are not included in that calculation, but can donate.
- All subs and levies can be revised each year, should they be inequitable.
- There should have been a sinking fund over the past years, to create a greater surplus.

- Send out a subs notice, given 2 months for payment. In October send out sewer levy for payment.
- Decommissioning of the septic tank and asbestos removal would most likely cost \$100K.

Motion in favour of adopting the Business Plan.

Peri first and Bill & Chris to Second the motion.

Carried.

Peri, and the attendees, congratulated George and John, who have driven the whole process and have contributed an extraordinary amount of time to seek the lease renewal.

Following the outcome of the Board Meeting, members will be formally notified.

6. General Business

New members drive: Interest as detailed below

- Chris Mitton - 1 or 2 potential new members.
- Bill Mitton – 1 potential
- George – 1 potential

Michael Tomberg (Peter Smith's Stepson) is a lapsed Member. To join the club, the following payment options were discussed:

Lesser of:

- subs x years away, or
- Child member (\$3200) + sewer levy

Can Bill review if all 2017 bed nights were paid for?

7. Actions

Peri to contact Jan Banfield.

8. Close

The meeting was closed at 20:50hrs.