

Elouera Ski Club Ltd



Pygmy Possum Lodge, Charlotte Pass
Kosciuszko National Park
And
Castaways Units, Shoal Bay
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NEWSLETTER September 2017

STOP PRESS

Season extended until 24 September with Kosi Triple Chair and Basin Poma operating. It's also an ideal opportunity to try cross country skiing with the Snowy River described as one big snow bridge.

Bookings are available so make the most of the late season snow!!



President's Message

Welcome to our end of winter season newsletter. By all accounts winter 2017 will be remembered as one of the great winter seasons with plenty of snow, cold weather and good skiing.

Bookings have been strong all through the season with the highest occupancy in four years. The natural snow depth one week into September is 233 cm, which is reported to be the best in 10 years. Charlotte Pass village winter season has been extended to 24 September with the Kosi Triple Chair lift and the Basin Poma operating until this date. Make the most of the snow and make a late season visit to your lodge. Vacancies exist from 10 September onwards. If you are planning to travel down ensure you book your over-snow transport, as services may be limited. Transport bookings should be made by phoning 02 6457 5315 during office hours Monday to Friday 9am to 4.30pm. If there are no bookings, the oversnow transport may not operate.

2017 AGM Report

Unfortunately the number of members who attended our 2017 Annual General Meeting was lower than usual. I encourage you to put aside a few hours next year and plan to come along and hear the latest news on our club and catch up with some of your fellow members.

Below is an extract of the report from our President, Ross Wheatley.

Our Club welcomed 2 new members and transferred 5 memberships during the year and our activities for the year included:

Pygmy Possum Lodge – A busy winter season in 2016 with the snow cover at Charlotte Pass resort holding out reasonably well for the whole season despite some rainy periods mid season. Some of the heaviest snowfalls occurred at end of September and beginning of October. The Club was well represented during Race Week with 25 competitors across all divisions taking a fair share of the medals.

The Lodge occupancy improved on the prior year. From early July until mid September we had 2 weeks that were fully booked, 4 weeks with 75% or better occupancy and 2 weeks at 60% occupancy. The Board introduced a Special rate for the week immediately after the July school holidays resulting in 25% occupancy vs zero.

We are one of the few Clubs that operates during the summer months and this time is becoming increasingly popular, especially with larger groups.

Castaways - Last year the Board decided to sell three of our four units at Castaways, Shoal Bay. This was completed in August 2016. The proceeds from the sales have been utilized to repay all Members' Loans. We retain Unit 8, which is a top floor four-bedroom unit with spectacular views over Port Stephens. The lounge and dining furniture has recently been upgraded. We are yet to finalise plans and costings for upgrades to the bathroom facilities.

The booking rates are considered by some members to be high. Rates are constantly under review and this matter is expected to be considered by the Board in the near future.

General Activities – Following a survey of members we have improved the selection in the Food Store. We are also now able to refund Food Store deposits electronically. We have introduced a change to the use of credit points for 2017 bookings to ensure we maintain a positive cash flow. The booking fees must now be paid in a mixture of cash/credit points with a minimum of 25% cash and up to 75% in credit points.

During the year the Board reviewed the Club's By Laws. Changes include:

- limiting the allocation of credit points to those working for the club, bringing non-members to stay at our lodgings and Lodge captains,
- ability to accept guests who present at the lodge on the day requesting accommodation. An additional fee will apply - \$20 or 10% of the cost of the stay, depending on which is greater,
- removal of associates and affiliates from our membership lists.

A number of working bees were conducted post and pre winter focused on cleaning, painting, shampooing carpets, checking heaters and electrics, repairs to water and mould ingress in some of our ground floor rooms and installing new beds, cots and new lounge covers.

A review of locker and trunk allocations was completed. (\$20 trunks and \$50 lockers)

I would like to thank all members of the Club for their ongoing support of the Club's activities and in particular thank all our wonderful volunteers who undertake various tasks during the year including attending work parties, stocking the food store. I would like to make special mention of the work carried out by our booking officers for Pygmy Possum lodge, Gary Jeffery and Judy Jenkinson. They do a great job dealing with the many requests promptly and efficiently.

I also thank my fellow directors for their efforts during the year, in particular Peter Quinnell and Michelle Mawbey who are retiring as Directors at the end of this meeting.

Michelle has done an excellent job as Minute Secretary and will be missed. Special thanks to Peter Quinnell, who retired as President during the year. Peter continued on the Board for the remainder of the year. He is a long-standing member, director and president of the Club. He has always been passionate about the club and its operations. He has played a vital role in ensuring that Pygmy Possum runs smoothly providing a comfortable and economic ski accommodation for all members and guests. Peter successfully guided the club through the challenging period following Geoff Mathie's death. Thank you Michelle and Peter.

I would like to warmly welcome new board members Stafford van Putten, Jon Barber and Paul Greenfield. Members who are interested in becoming a director should contact me as there is still one vacancy.

Update on Charlotte Pass Lease

The current lease will expire on 31 October 2017. The board is confident the successful Charlotte Pass Village leasee will begin negotiations with the current sub-leasees before the end date. We have been assured that we will have first right of refusal to renew our sub-lease. NPWS have had a special report commissioned on the state of each building in the village as part of the leasing program and the report on our lodge has provided very good feedback on the current condition. Which I am happy to say was in very good condition as those that make the pilgrimage already know.

Bookings are being accepted for Pygmy Possum Lodge for the summer period 2017/18 conditional upon our lease being renewed.

Castaways

The Board has decided to use PRD to manage all the booking process for our remaining unit 8 at Castaways, Shoal Bay. The holiday rental rates have been determined by reviewing other units in the area with similar accommodation. Members will now be eligible for a discount of 20% on the published PRD rate schedule, except during some peak periods such as Christmas and Easter.

Note that members can also use their accommodation credits to cover up to 75% of the cost of the booking. Members are encouraged to use the facility as it provides for a good vantage point to Port Stephens and is very close to the surf beaches at Fingal Bay.

Vacancies for bookings can be viewed on the PRD Port Stephens website <http://www.holidaysportstephens.com.au/accommodation/157>. Members should email castaways@eloueraskiclub.asn.au to make a booking and receive the discounts.

Working Party at Pygmy Possum

Following a number of concerns by members of mould build up on walls and into the carpet, the board arranged for a separate work party in May to improve the lodge before the winter season. It was found that the mould and mildew had worked its way deep into the carpet and the areas under the windows were constantly wet.

This work party spent a total of 8 days at the lodge removing carpet against the external wall on the 1st floor (Lounge area), cleaning mould from walls and drying the remaining carpet and underlay. A section of the floor was then sealed with a waterproof membrane before painting the walls with an anti-fungal paint, tiling the floor against the external wall and then relaying the dried and treated carpet up to the tiles.

Some of the beds in the Lodge were more than 25 years old so a number of beds that were near the external walls were replaced with new king single beds and bases to ensure there was no residual mould in the bed bases. The two rear bedrooms on 1st floor also had new slim queen beds installed to give better comfort to the taller guests.



Waterproofing remedial work



Delivering new beds and removing old beds
after first snow fall

Please feel free to comment after you have been to the lodge as I am sure the Board would appreciate the feedback.

Thankyou to the members and guests who have helped with the upgrade of the lodge.

Please note working parties are generally held in October and March each year, however, with the uncertainty of the new lease we will only have one work party in March 2018 this summer. This work party will potentially be doing a lot of upgrade work to reflect the requirements of the new lease. If you are interested in attending please contact Peter Hill directly on 0408 125 752 outlining your skills or email information@elouerskiclub.asn.au

The lodge suffered some damage to the roof during the high winds early in the season. Thanks to the quick response from a local company and assistance from a guest, the sheeting was resecured without damage to the interior. Thanks also to the guests at the time, both for their understanding and for quickly reporting the damage.