

Elouera Ski Club Ltd



Pygmy Possum Lodge, Charlotte Pass
Kosciuszko National Park
And
Castaways Unit, Shoal Bay
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NEWSLETTER May 2018

President's Message

As we finally start to experience some Autumn weather and contemplate the upcoming winter season, I am pleased to let you know that we have been successful in negotiating a new 40 year sub-lease to use and enjoy Pygmy Possum Lodge at Charlotte Pass Village.

The new sub-lease was signed at our April Board meeting, pictures below, and came into effect from 1 May 2018. It has been a difficult process but thanks to the fantastic efforts of the Board members we now have certainty for our Club's future and for the village.

We should acknowledge the efforts of past members of the Board, in particular Geoff Mathie, who had the foresight to invest in the Castaways units at Shoal Bay. The capital gains we achieved on the sale of three units have given us the financial certainty to undertake this new sub-lease and will provide sufficient reserves to consider future plans for the lodge.

I would like to thank our Board sub-committee of Richard van Putten, Mark Epper, Jon Barber, Peter Quinnell and myself, who spent many hours reviewing the sub-lease documents, attending meetings and corresponding with Charlotte Pass Snow Resorts.

Many thanks also for the expert legal advice we received from our very own member, Margaret Hole, who also assisted with the original sub-lease many years ago. The Lodges Association also commissioned legal advice, which helped shape our views on the sub-lease and our negotiations.

Now we must start the hard work to plan how best to maintain and manage our wonderful Lodge over the coming years. We are off to a great start with our Work Party cleaning the Lodge and restocking the Food store in readiness for the winter season.

If you are yet to book for this season there is still time to book. We have limited room availability from early August through to the first week of September. Check out the website – details below.

Note that the NSW National Parks and Wildlife Service is introducing a new electronic fee collection at KNP to improve the visitor experience. However, while cameras have already been installed, it is not known when this system will be implemented.

We look forward to catching up with as many of you as possible at the AGM on 26 June 2018.

Ross Wheatley (President)



Signing the new Charlotte Pass Sub-Lease

Ross Wheatley, President and Richard van Putten, Secretary signing the documents with other Board members, Malcolm Mathie and Jon Barber.

Elouera Ski Club Annual General Meeting 2018

The AGM will be held on 26 June 2018 at 7pm Club Burwood RSL, 96 Shaftesbury Rd, Burwood. Unfortunately Graeme Sawtell is not standing for re-election but we thank him for his contribution over many years. There are some Director vacancies so if you want to help lead the club into its next 40 years please consider nominating for one of these important positions.

AGM notice of meeting and Financial Statements for year ended 31 March 2018 will be sent to members in early June.

Stillwell Lodge

At the recent Charlotte Pass Lodges Association annual meeting we were informed that Stillwell Lodge did not renew their sub-lease with CPSR.

Their members were unfortunately not able to commit to the new lease and they have gone into voluntary liquidation. The Head Lessee, Charlotte Pass Snow Resorts, will take over management of Stillwell Lodge in the interim.

Thankfully we are in a sound financial position at present, however we need to maintain this through the early years of our new sub-lease.

March Working Party at Pygmy Possum Lodge

25 members attended the working party in March 2018. Extensive work was undertaken including painting, cleaning and electrical work ensuring the lodge is ready for the winter season. The food store has been replenished with all your favourites. Special thanks are extended to the following people.

Julie Dowsley – Head of Housekeeping
Roger Hook – The Kitchen Master
John Redpath – Lodge Master of all things electrical
Karen Marshall – Head of food store Procurement
Alex Rachlewicz – The bringer of Google
Peter Quinnell – The lodge font of knowledge

The Board would welcome comments and feedback about your stay at the lodge.

Annual Membership Subscriptions

Have you paid your annual subscription? If the answer is yes, then thank you. If the answer is no then we urge you to promptly attend to this administrative matter as soon as possible.

As the President's report notes, the Club has just secured a new 40-year sublease for Pygmy Possum Lodge. This sublease comes at some cost. The club must pay a one-off Sub-Lease Grant fee of \$1,500 per bed (i.e. \$81,000) to National Parks over the first two years of our lease. In addition, a capital contribution of \$132,000, covering village road and sewerage work, will be due between years three and seven of the new lease. Extra capital contributions will undoubtedly occur over the 40-year lease. These costs are additional to our usual lodge running costs and our resort fees for garbage, sewerage and rent etc.

With these large outgoings in mind, the Board has recently levied the annual subscriptions of \$55 (including GST) to be paid on a cash only basis. Previously the annual subscriptions could be paid with accommodation points. Unfortunately we cannot pay our fees to National Parks and Charlotte Pass Snow Resorts with accommodation points. If all 403 members of our club pay their subscriptions we will receive over \$20,000 into our budget to help pay outgoings as they fall due.

Please help our Club administration

Volunteer members, who have multiple demands on their time, run the club and with 403 members there is a lot of administration. But we can all help save time and make the club run smoothly by attention to little things, for example:

- Paying promptly for subscriptions, lockers and accommodation. This is much appreciated.
- Paying inclusive of the GST. Excluding the GST requires more administration
- Paying on BPay. This is easier than cheques, which require a committee member to visit a bank.
- Matching the BPay Reference number with the invoice. Using an old saved BPay Reference number causes confusion.
- Keeping your email, phone and other details up to date. Updates can be sent to information@eloueraskiclub.asn.au

Castaways Unit at Shoal bay

The Board has decided to use PRD Real Estate to manage the entire 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 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 follow the instructions on our website <http://www.eloueraskiclub.asn.au/lodges/Castaways/> to obtain discounts and to use credit points for their booking.

Wi-Fi access to the Internet at Pygmy Possum

An NBN satellite dish was installed at Pygmy Possum during the March 2018 working bee. This dish gives access to the Internet via the NBN Sky Muster satellite systems. Wi-Fi distribution points have been set up in both lounge rooms and the upstairs corridors. The new set-up means all rooms will have wireless access to the internet.



Wildlife

It is a timely reminder about small mammals you may encounter while staying at the lodge. A resident bush rat was evicted three times (or three separate bush rats were evicted) from east wing.

If you suspect a small mammal is living in the lodge it is important to use an Elliott trap (live traps) to capture, identify and relocate them. This will prevent harm to the small mammals which are mostly native and several are endangered. Further information about small mammals and especially pygmy possums can be found at <http://www.environment.nsw.gov.au/resources/alpineresorts/alpine-resorts-roundup-newsletter-170438.pdf>