

Elouera Ski Club Ltd



Pygmy Possum Lodge, Charlotte Pass
Kosciuszko National Park
and
Castaways Unit, Shoal Bay
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PRESIDENT'S REPORT

ELOUERA SKI CLUB LIMITED AGM - 26 JULY 2022

Good evening & welcome to the 2022 Annual General Meeting for Elouera Ski Club Limited. My name is Jon Barber. I am the President of the Club and I will be Chairman for tonight's meeting.

Our treasurer, Mark Epper, and our Secretary, Paul Greenfield are attending the meeting from the lodge. We are hopeful that the communications are stable.

OCCUPANCY

This is my second President's address and I will follow a similar format to 2021. I will start my talk tonight, with the 2020 winter season. As you know in 2020, we operated under COVID rules with a 50% occupancy rate. Despite the risks of COVID the lodge operated successfully thanks to a lot of hard work. The COVID Committee of John Rodger, Paul Greenfield, Judy Jenkinson, Michael Quinell and Richard Mason worked closely with the NSW guidelines and established operating rules for the season. This was excellently supported by Karen Marshall & Julie Dowsley sourcing sanitizer, masks and gloves. The appointment of Richard Mason as the COVID safe officer was a great move as it provided continuity over the season. NSW Health audited our lodge in August and it's a credit to Richard and the guests that we came through with flying colours.

Our spring, summer and autumn bookings were above normal. While we were all restricted to NSW or Australian holiday destinations, we all have choices. The great support from the membership, by using the Lodge, is appreciated.

So, into the 2021 ski season. By late February the club had a full house for July to September. We were looking at our best season ever. COVID Delta had other ideas and Sydney is now locked down. This has closed down the club's biggest catchment area. Pleasingly we have seen bookings from Newcastle and ACT members and for July we have achieved a 55% occupancy. The board feared a 30% occupancy. So, to date we are looking at a similar occupancy to 2020.

Mark Epper will speak shortly to the financial statements; I will only summarise. Despite the winter 2020 occupancy of 50% we achieved a profit of \$23k to March 31 2021 compared to \$83K in the previous year. I now highlight insurance. Our annual insurance bill is now \$83k, it was previously \$56k. This makes insurance one of our highest cost items. In addition, after the 2019/2020 fires we have not secured any bushfire cover.

I now move to some of our achievements. Ross Wheatley, the previous President, set up a Strategic Planning Group to look at future plans. The strategy group got diverted by COVID, but we are now back in action. Thanks to the members who responded to the survey & for your attendance at the subsequent feedback meeting. The survey showed, we had excellent support from members with a

general message of stick to the knitting. That is to retain the family, affordability, self-catering model but continue to look after the lodge.

A key focus of the board is member safety and a number of minor but important safety changes have been delivered this year. We have installed a defibrillator in the games room adjacent to the first aid box. Please find it and don't be afraid to use it if required. It will talk you through the situation and won't discharge unless required. We have also installed an air filter in each lounge room. These filters will reduce circulating droplets and fine particles and improve the lounge air quality. We have recently replaced all 92 smoke alarms to bring them to current NSW standards. We have procured four dishwashers; two per kitchen. Unfortunately, even with COVID we witnessed poor washing up hygiene & we and other clubs have in the past had gastric cases. The dishwashers are domestic models and have a 39min or 60min cycle time. We vetoed industrial dishwashers due to cost and poor service support in the Charlotte Pass area.

Following the 2020 fires we were granted an APZ (Asset Protection Zone) to clear undergrowth to 100mm in our lease area. This reduces the fuel load adjacent to the lodge and improves firefighter access around the lodge. The APZ approval, once granted, is valid for the life of the asset.

I now want to mention memberships. This year 25 members sold their membership and 38 new members purchased. So, a big thanks to the departing members for their support. Many of the selling members are original members who purchased memberships to fund the lodge construction. In 1984, 600 memberships were purchased at \$2000 each. This provided \$1.2M to build the lodge. Some of these original members purchased multiple memberships, hence the disparity between the 25 sells and 38 buys. And, a big welcome to the new joining members, some of whom are here tonight.

The membership sale process has been changed recently. This was mentioned in a mail out. The new system better empowers the seller, the current member, as compared to the buyer, who is not yet a member. It was unfair on our selling members. Thanks to the Membership subcommittee for this work.

Now to future plans. The lodge is 37 years old and the lease runs for 37 years to October 2058. Major expenditure on the lodge is now under planning stages. I will focus on carpets and cladding. To recarpet the lodge will cost \$60k and there seems little point in delaying this expenditure.

Cladding is more expensive; estimates are \$200k-\$230k. The existing western red cedar cladding is old and poses a continual maintenance issue and risk. Access to high areas is difficult and therefore happens irregularly. Cladding in steel Colorbond will reduce maintenance and improve fire safety. Enclosing the exposed eaves timber would be done concurrently.

Cladding will trigger a DA. The DA will include a BCA (Building Code Australia) audit, a bush fire risk assessment & other reports. NSW Planning will rightly require the club to carry out other projects highlighted by the BCA audit. An example will be raising the external bannisters to 1m. The board has approved the DA work and this will proceed from October with lodgment in late 2021 or early 2022. We expect approval by March-April 2022. Firm quotations from builders will be obtained in October to November 2021 when the snow has cleared. We will hold a membership meeting in December 2021 to disseminate & discuss this information. If we proceed, recladding would occur over the summer of 2022 to 2023.

The board has approved expenditure of \$150k for the current year to March 2022. This includes carpeting, internal repainting, additional lockers & the DA consultancy.

Castaways is an important asset for the club. It is our bankable asset. We can borrow against Castaways but not against the Lodge. Castaways makes a small profit of \$8k annually. If members can support Castaways with bookings it would be appreciated.

To finish I want to thank the work of the volunteers who make this club work. I'd like to start by thanking Gary Jeffery for his work on the bookings. We have all spoken to Gary over many years & his efforts are fantastic. Peter Quinell is one of the founding members and a past club secretary and president. Peter has run the locker & trunks admin for the last few years and handed it on this year to Julie Dowsley; thanks to both of you for this work. Thanks also to Karen Marshall in stocking and organising the food store; a complex task with the moving target of an on off 50% occupancy. Thanks also to Peter Hill and his team on the working bees. Finally, I'd like to thank the board for their help and support.