



AUTUMN 2023 NEWSLETTER

Elouera Ski Club Ltd

**Pygmy Possum Lodge, Charlotte Pass
Kosciuszko National Park
and
Castaways Unit, Shoal Bay
ACN 002 703 988**

**Elouera Ski Club Ltd.
PO Box 135
Darlinghurst NSW 1300**

information@elouerskiclub.asn.au



President's Message

Leading into the ski season is always busy, so let me just touch on some highlights. Firstly, the lodge is almost fully booked for the season; this is great news and we cross fingers for good snow. [News just in: There are a few vacancies in early August]. A lot of preparation work has been undertaken in the November and March working bees. New door locks, shower heads and heaters have been installed in a few rooms and all fluorescent lights have been changed to more powerful and cheaper LEDs. We look forward to



receiving your feedback prior to upgrading all rooms post winter. On May 4, we took delivery of new dining chairs. This is the lodge's third generation of dining chairs. The survivors of generation one, are now in the bedrooms. The current chairs, after twenty years of duty, were progressively failing and have been replaced.

The lodge is the club's major asset and due to recent inflation pressure its replacement valuation has climbed to \$10M. This asset now needs refurbishing and an update article on the DA covers that topic. Inevitably with a 40-year lodge located in a harsh mountain environment we need to do some significant work. The DA budget sits at \$800K, almost 10% of the lodge value. Another aspect of asset protection is insurance. Unfortunately, as reported previously,

insurance is now the club's highest cost item. Details on our insurance renewal are provided in this newsletter.

Castaways is the club's second major asset. This unit in Shoal Bay is also ageing and needs about \$100K spent on replacing the side entrance ramp railings. These ramps are balustraded with brick which is structurally failing and will be replaced with a stainless steel and glass balustrade. Costs will be shared across the strata plan. We are also waiting on engineering reports for the front patio. The patio may need work. As an interim measure the front doors are locked and patio access is not available. Hopefully, patio work can be done simultaneously with the balustrades and utilise the same scaffolding hire.

Since 2009, Linda Broome and a backup group have been surveying pygmy possum populations in Charlotte Pass and other KNP sites. In 2022, Kate Evans writing for bioGraphic, tag-teamed with Linda's group. Kate has now published her article and it's well worth reading.

<https://www.biographic.com/of-moths-and-marsupials/>



Finally, in closing I want to express my thanks to the membership for their unwavering support of the DA and the lodge upgrade plans. It's not easy, in times of high inflation, to push accommodation rates up and to do so prior to truly kicking off the project. Having said that, a lot of consultants are, for better or worse, involved in a modern DA so \$40K in funds have already been spent. However, we are fast approaching the busy end of the project and the club's bank balance is critical. Members obviously understand the need to build the kitty and your universal buy-in is acknowledged and appreciated. A healthy bank balance isn't just about the building refurbishment, our strong finances were critical in the two poor COVID years.

Regards
Jon

Board Member Retirements

Mark Epper joined the board in 2014, and has been the club's treasurer since July 2015. He is retiring both as treasurer and from the board at the July AGM this year. Thank you Mark for your sterling efforts with the club accounts for the past 8 years! We know it has been a massive job, and we 100% appreciate your help.

Judy Jenkinson is also retiring from the board this year after 8 years as a Director, but she will continue to work with Gary (booking officer), Stafford (membership officer), Julie (storage officer) and the incoming treasurer as part of her role as the developer and manager of the club's administration system on the web site.

These departures will leave the board with 3 vacant positions in addition to the 6 directors who are due for reelection at the next AGM - Jon Barber, Selina Springett, Stafford van Putten, Malcolm Mathie, Paul Greenfield, Nicholas Badger. Please consider volunteering to join the team which keeps your club alive and well. The call for nominations to the board will be sent out along with the notice of the AGM, and both of these will be available on the website in the **Club News -> Notices and Articles** section.

Club Accounting Software Progress

In December 2022 the club called for volunteers to assist with moving the club's accounts to a cloud accounting system. We had a couple of responses only, and none were in a position to help at the necessary level. With Mark's resignation imminent, a consultant was engaged and the decision to move to use Xero has subsequently been made. The work to establish the club finances management within Xero is ongoing. Please consider getting involved if you have experience in this area.

Oversnow Transport and Ski Packages

Jon Barber and CPSR manager Angela Murdoch, had a discussion last week on oversnow transport and ski packages. Angela's comments are below:

CSPR have focused on improving the reliability, comfort and schedule for our oversnow vehicles for Winter 2023. The Oversnow is a crucial part of the Charlotte Pass Snow Resort experience, and certainly a unique experience in Australia. We are also committed to a 5-year replacement plan for these vehicles.. This month we are excited to see the arrival of another Piston Bully. The Piston Bully is the most reliable vehicle of our fleet and copes well in all conditions. We are also pleased to have a new freight vehicle. This will help with freight demands across the village including from lodge guests bringing in more than is permitted on the Oversnow vehicles.



Piston Bully photo by Neerav Bhatt

Most of our packages, including oversnow, lessons, lift tickets, season passes, resort packages and rental products can be pre-booked online. By early June our updated rentals booking will go live. Please book ahead to avoid disappointment.
<https://charlotte.axess.shop/>

Private lessons, however, are booked through our reservation team (phone 02 64571555). Our reservations team is currently taking bookings, and spots are filling fast. We're delighted to have 80% of our 2022 snow

sports team returning for Winter 2023. If you had a preferred instructor last year we recommend booking early. General Group Lessons can be booked on the webstore.

As always CPSR will be taking evening meal reservations from lodge guests, subject to our capacity. So book ahead if you can.



Looking south from the back of Mt Stillwell.

Captain Liaison Needed

Ian Warlters filled this role in the 2022 season. Now Ian is taking an exciting overseas vacation from July this year. We are seeking a volunteer to handle the club captain liaison role for the winter season. The role involves an intro phone call prior to the week of duty and a follow up call after the week of duty. Most winter captains are experienced and the role is important although not onerous. The role would suit any member who has had lodge captaincy experience. If you can assist, please contact Ian on ian.warlters@eloueraskiclub.asn.au

Insurance

Our 2023/24 insurance has been recently renewed for the 12 months to 31 March 2024. Our insurance dates now align with our fiscal accounting dates. Not surprisingly our insurance has again increased. This year premiums have risen 21% with increases for fire cover and public liability. The club's aggregate annual insurance bill is now \$128,680. Our ISR (Industrial Special Risks) policy covers the building and contents. This policy at \$103K has involved two major changes.

The first change relates to the building value. In 2022 the club commissioned a building valuation survey. This was prudent given the recent increases, Australia wide, in labour and building material costs. The survey estimated the lodge replacement cost at \$10M. One Underwriting, our traditional ISR insurer, has this year only covered \$5M. This has necessitated a second insurer, Barn Underwriting, stepping forward with an additional \$5M cover to provide the \$10M aggregate.

The second change relates to bush fires. Following the 2019/20 fires our bushfire cover was reduced to \$250,000 with an excess of \$100,000. This year, One Underwriting has increased our fire cover to \$2.5M with a \$250,000 excess. Barn UW have not matched One UW on the bush fire cover. However, the new \$2.5M bush fire cover is a significant improvement on the 2021 and 2022 policies and a welcome change.

DA status

The Lodge DA is nearing completion and we hope to formally submit the DA in late June. In April, the draft DA was circulated within CPSR, National Parks and Planning NSW. This provided input and fine tuning and effectively cleared the way for a sign off by CPSR. As the head lease holder CPSR must formally acknowledge that they are happy with any DA submitted by the various lodges.

We are hopeful that the DA will be approved over the coming winter season and that formal work can be scheduled for the 2023/24 summer. This initial work will relate to internals such as the fire sprinklers and will not include the cladding. The cladding is a major undertaking and needs to be carefully managed within a full summer with allowances, if possible, for our peak Christmas and Easter periods. With an unknown DA approval date in 2023 the club can't prudently plan the cladding over the 2023/24 summer.

Season COVID Policy

We'd like to remind members of our COVID-19 policy for the 2023 season, which remains largely unchanged from last year. Vaccination within the past 6-12 months is highly recommended for most adults to protect against serious COVID-19 symptoms.

Before visiting the lodge, guests are asked to take a rapid antigen test (RAT). If positive, they should not travel and will receive a full refund. If testing positive at the lodge, guests should notify the Lodge Captain, who will organise sanitisation, and then please leave as soon as possible.

Please note that the lodge is a high-risk area for respiratory infections. Guests with existing conditions should consider if visiting the lodge, especially during winter, is wise. We appreciate your cooperation in keeping our community safe.

Weather

As we eagerly anticipate the upcoming ski season, we'd like to share some insights on the weather forecast for the greater Snowy area over the next few months. The long-term forecast for June and July indicates a monthly mean temperature anomaly of between +0.2 and +0.5 degrees Celsius, while May has been pretty much in line with what we usually expect for this time of year.

While we're dealing with a slightly warmer season, the long-term forecast indicates that precipitation levels will be relatively normal, with only May being a tad drier than usual.

This bodes well for our microclimate at Charlotte Pass, and we're hopeful that the opportunity for fantastic skiing will be just as good as last year!

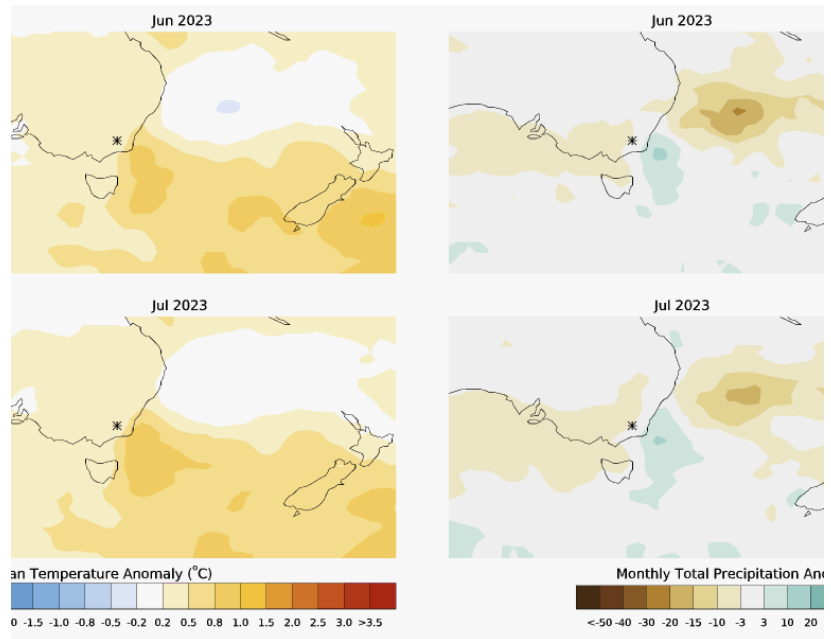
Rest assured, oversnow vehicle access to the lodge is expected to be available across the season as per usual, so you can enjoy that incredible ski-in and ski-out experience we all love.

We've just been notified that the road into Charlotte Pass will be closed from the 9th June, unless snowfalls force it to happen earlier. Lifts will operate from the 10th June snow permitting.

Graphs provided by <https://www.meteoblue.com/>

Peak Music Festival @ Perisher

Snowy Mountains' coolest Winter music festival kicks off the start of the Perisher Ski Season June Long Weekend 9th – 11th June 2023 with 3 days of awesome music, snow, fun and laughter. Come and enjoy the PEAK Festival – this year entry is FREE!



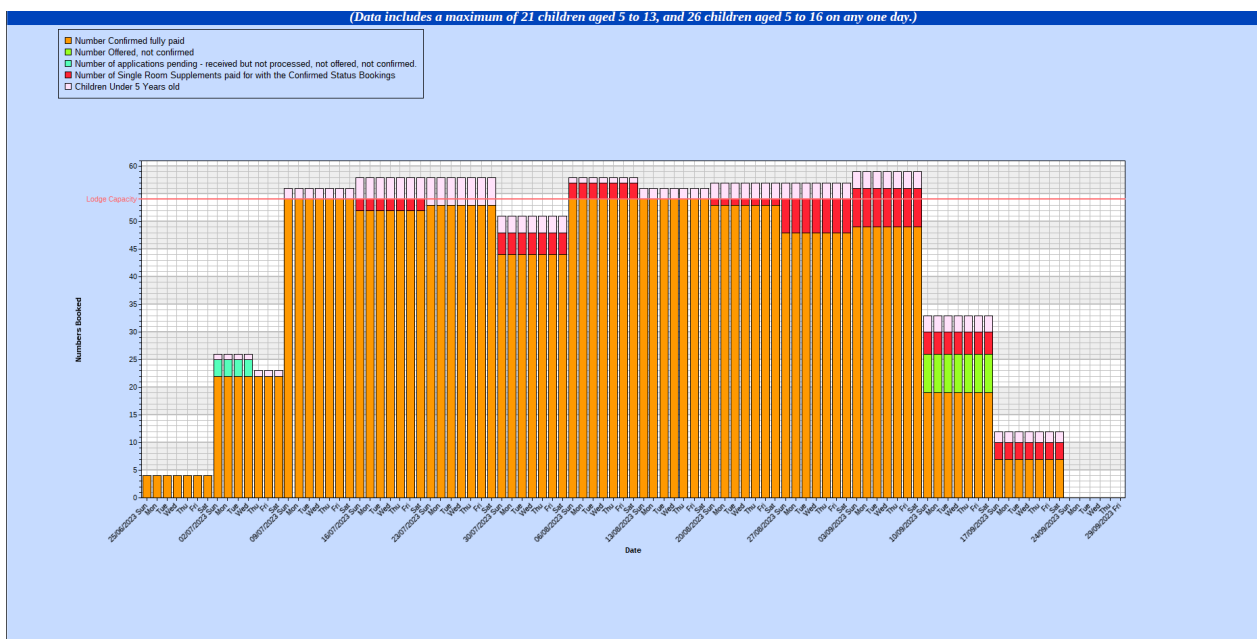
Bookings

We're thrilled to announce that bookings have been exceptionally strong this year! From the end of June to mid-September, the lodge is at capacity for almost the entire season.

We've had peak season cancellations, check the website, quick!

Don't forget that it's still common to have plenty of snow in late September and even early October, particularly in the backcountry for cross-country skiers. If you're up for a quieter shoulder period experience with fantastic skiing opportunities, we highly encourage you to take advantage of this time.

For those interested in exploring the breathtaking mountains during the warmer months, visiting in the latter part of spring and into summer offers a unique experience. Not only can you enjoy scenic walks through the stunning landscape, but you'll also have the chance to witness the vibrant alpine flowers in full bloom. Don't miss out on these unforgettable moments in our beautiful Snowy Mountains!



Memberships

There are some memberships with outstanding dues which are in jeopardy of being cancelled (5 years of an overdue account). If you think that you or someone you know might be in this situation, please contact the membership support team at membership@elouerskiclub.asn.au

In Memoriam

We would like to take a moment to honour the memory of former members of our ski club community who have recently passed away, Rhonda Wilton, and Wayne Chew.

We extend our deepest sympathies to their families and friends, and we are eternally grateful for their significant contributions to our community. Please take a moment to reflect upon their lives and the fun times shared together.

Foodstore

A big thank you to Karen Marshall and family for their unstinting dedication and hard work in managing the food store over the last seven years. Karen started in the role in 2016, beginning with buying at Sydney sales and transporting stock to the lodge. She has progressively refined the model, introducing new products like green Thai chilli sauce and chickpeas, and establishing a link with IGA Thredbo. IGA now delivers most of our supplies in April or May to the lodge, and sales are now online. Karen's husband Greg and their two sons also deserve recognition for often stocking the Foodstore by themselves. Additionally, we would like to extend our gratitude to Paul and Donna Dimmock for adding much-needed shelving to the Community side of the Foodstore at Karen's request, making and painting the shelves to accommodate new stock for this winter.



Kerin Brown, your new Foodstore manager

As we move forward, this season, Kerin Brown will be taking over the management of the food store. The store is now fully stocked, and we would like to give a big thanks to both Karen and Kerin for their seamless handover process. To Karen, Greg, and their sons, thank you for your incredible efforts and for leaving the store in great shape.

Online Payments

We're pleased to share some updates about our foodstore and the convenient payment options available for our members. It's been a year since we launched our online store for foodstore payments, and we're delighted to see how well it's been received! This platform allows for simple payment through various methods, including debit or credit cards, Apple Pay, Google Pay, and more.

As a friendly reminder, please ensure that all products you remove from the foodstore are transacted through the online store. For those who prefer to keep track of their purchases with paper forms, we provide clipboards in the foodstore for easy record keeping, allowing for single end-of-week payments if desired. Additionally, don't forget to document any community items used on the blue paper forms, with one form for each wing.



Please note that Aspirin, Panadol, and Nurofen are now stored in the Lodge Captain's cupboard. Should you require any, kindly ask your Lodge Captain. For the safety of our younger members, children must always be accompanied by a responsible adult when in the foodstore.

Our Lodge Captains are here to help, so please don't hesitate to reach out to them for assistance. Before wrapping up your stay, let them know once you've completed payment for all items. We appreciate your cooperation and look forward to seeing you at the lodge!

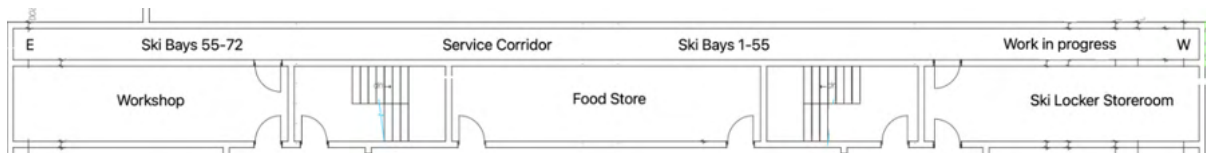
Storage

Service Corridor

As you may already know, we've been working on reorganising the ski gear storage in the rear service corridor behind the workshop (East Wing side), the locker storage room (West side), and the space between them.

We'd like to give a big shout out to the crew who participated in the 2023 working bee, who went above and beyond to bring some serious tidiness to the workshop and the locker room near the west wing drying room. Thanks to their efforts, all boots, poles, snowshoes, and other gear previously tucked away in these areas have been neatly organised on shelves in the rear storage passageway.

If any of the relocated items belong to you, we kindly ask that you claim them and either remove them or place them in an approved storage location. Please make sure to do so before 17 March 2024, as our next working bee team will be clearing out unclaimed items.



We now have 72 numbered bays in the service corridor, Nos 1-55 in the central section between the two doors and Nos 55-72 up the eastern end. The western end of the corridor is work in progress and we hope to build some shelving for ski boots and snowshoes in the future.

Many thanks to the members who have responded to the request for information about any items stored there. If not already, you will be contacted individually to get your allocation assigned.

Note that some unlabelled gear and boots were found in the workshop and the ski locker room. This gear was also moved to the service corridor.

Is this bag yours?

This unlabelled black Völkl ski bag was found in the ski locker room and is now in ski bay 11 in the service corridor. Could the owner please contact Julie.



Missing key to food cabinet in the West wing.

The key is missing from the bottom black food cabinet in the dining area of the west wing. If someone (or their toddler) has taken it home by accident, please contact

If you have any questions, please contact Julie at storage@elouerskiclub.asn.au

March Working Bee

Another hard-working team attended the working bee in March to prepare the Lodge for the winter season. Many thanks to: John Anderson, Kerin Brown, Paul Dimmock, Donna Dimmock, Julie Dowsley, Bill Dowsley, Brian Evans, Ruth Evans, Sarah Fitzherbert, Zigi Georges, Paul Greenfield, Jonathan Hillman, Roger Hook, Maurice Ripley, John Rodger, Tony Segal, Martin Sima, Michael Stevens, Ian Warlters, Warwick Wilton and Melinda Wilton.

The most important upgrade for many people will be the installation of the new table tennis table.

As well as the normal cleaning, maintenance and repairs, extra shelving was installed in the food store and upstairs store cupboards to help people find what they need more easily.

Get in touch if you would like to help out. Next year's Working Bee has been scheduled for: Sun 17- Sun 24 March 2024.



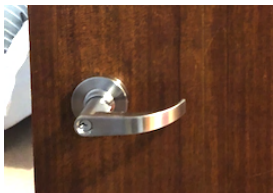
Mel Wilton taking a break on the laundry bags.



Roger Hook balancing the kitchens

Incremental Improvements

This and previous club boards have adopted an incremental approach in regard to lodge improvements. That tradition continues with a number of projects underway or complete. In addition to the picture below, we have changed out most, if not all, the tube fluorescents for LED tubes. LEDs provide better light at a fraction of the operating cost. The change is remarkable in the poorly lit areas like the ski locker corridor and workshop areas. We welcome your comments on all these items.



New Door Handles

In our March 2023 working bee a set of lever action door handles were installed in a few locations in the East wing. To bring the lodge to current Building Code Australia (BCA) standards all escape route doors need to have single action lever handles rather than knob handles.

New Lights

The new lights! The aged and failing fluorescent lights throughout the lodge have been replaced with new LED ones (including the fluoro in the workshop with no, nil, zip, zero power running to it – no wonder it was dark in there). There is even a movement detector in the west wing locker room so one doesn't need to walk all the way back to the door to get some light. AND one can see in there now.

New Pingpong Table

The new table tennis table looks great! Table tennis balls are available for purchase from the Foodstore for 50 cents each.



Julie Dowsley and Michael Stephens having a break from the Working Bee to try out the new table.

New Room Heaters & New Shower Heads

We're happy to announce that we're currently trialling new room heaters and shower heads. Our focus is to enhance the comfort and convenience of your stay, and to ensure a satisfying, warm shower. We have introduced flexible shower heads in our family rooms (W1, W2, E1, E2), which have proven immensely popular among members during the summer season. These new shower heads provide excellent coverage and adjustability.



Additionally, we're running a trial with new bedroom panel heaters in rooms that are most exposed to the winter chill. These heaters deliver efficient and quick warmth, providing two hours of heating at the simple push of a button. Once these trials have proven successful and the new amenities have been refined, we plan to roll them out across all rooms to ensure everyone enjoys these upgrades.

Club Calendar

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| Priority Bookings Open (for the Winter Season priority period) | 01/12/2022 |
| Priority Bookings Close (applications and payments must be received) | 14/02/2023 |
| General Bookings Open (for the winter season priority period) | 14/03/2023 or as soon as the priority bookings are determined. |
| Pre Season Work Party | 26/03/2023 - 02/04/2023 |
| Members Annual Subscription and Building Levy Fee Due Date | 31/03/2023 |
| Storage Hire Fees Due Date | 31/03/2023 |
| Call for Nominations for Board Positions, Notice of AGM | May 2023 |
| Annual General Meeting | July 2023 |
| Start of the Winter Season for Priority Bookings | 02/07/2023 |
| End of the Winter Season for Priority Bookings | 01/10/2023 |
| Post Season Work Party | 05/11/2023 - 12/11/2023 |