



Annual General Meeting G.S.C.

Sunday 9th February, 2020

Held at Peter Backwell's 85 Prospect Hill Road, Camberwell

The meeting commenced at 1700 hrs. The President (Rob Backwell) welcomed everyone and said it was very kind of Peter, Kate, Lizzie and Georgie to have us.

Present

Rob Backwell, Peter Backwell, Mike Backwell, Peter Chomley, Tim Chomley, Angie Jackson, Nikki Jupp & Sally Teh.

Apologies

Roni Taubman, Penny Larritt, Kirsty Chomley, Phoebe Chomley, Jonathan Teh, Chrissie Teh

Proxies

- Harry and Sarah appointed Nikki Jupp
- Roni Taubman appointed Angie Jackson
- Phoebe Chomley appointed Peter Chomley

Action items arising from the last A.G.M.

Purchase of new dining chairs----Done

Clearing of snow from steps ---- It was decided that rather than seek to hire someone to do this, the existing practice of people staying at the hut being responsible for doing it should continue.

Purchase more tea towels, hand towels and bathmats-----Done

Harry to bring Roni up to date with the web site-----Done

Peter Backwell to ask Rob Backwell to be president---Done

Nikki Jupp is drafting a Cancellation Policy for the website. Mike doesn't think it's a problem, no refund for guests (other than Mt Buller snow guarantee), members have all the privileges.

Mike to further investigate renovations but at the moment the GSC doesn't have enough money.

Mike reminded us that on the bottom of every invoice it is clearly stated there is no refund for guests, their booking is not confirmed unless paid. If guests cancel, subject to availability they may rebook in the same year. Members have all the choices.

The last item was the bedroom renovations i.e. queen beds which has been done.

Correspondence

The only correspondence was regarding the lease and an invitation to the Mt Buller Ratepayers Ass A.G.M which Sally attended at R.S.Y.Tennis Club.

President's Report

Geelong Ski Club

2019 President's Report

On behalf of your Committee, I'm pleased to report that our Club had another successful year in 2019.

While occupancy, and thus accommodation receipts, were down somewhat from the levels achieved in 2018, we generated a \$1000 cash surplus overall. This includes the cost of the bedroom renovations, mattress and linen purchases and chair replacements, totaling almost \$18,000. So, before the spending on these items, the benefit of which will continue for quite some years to come, our surplus wasn't far off the \$20,000 achieved in the preceding year.

Members and their guests have commented favourably on the renovated bedrooms, and I thank all those involved in this project, particularly Mike and Peter Backwell and Sally Teh.

In relation to our lease renewal, one has to say that the wheels of bureaucracy move slowly. That said, our boundary has been realigned, so the lease area now includes our entire building and it is hoped that the new lease, which will take us through to 2048, will be finalised this year. Thank you to Roni Taubman who has kept on top of the process and valiantly sought to move it along.

We plan to try a new initiative this year with Cottage by the Sea at Queenscliff. As you may know, Cottage by the Sea seeks to provide under-privileged children with holiday experiences they might not otherwise have and we have offered them the opportunity to take a group of kids to our hut at a time (eg October/November) when it would not otherwise be occupied. Subject to us confirming no adverse insurance implications, I hope you agree this is a worthwhile experiment.

Finally, I would like to thank our Committee members, past and present, who have done so much to ensure the continued viability of our Club and a comfortable experience for all those who visit it.

Best wishes for 2020, and I hope you are able to spend some time at Buller during the year.

Comments

The only business arising was to check our insurance for unaccompanied nonpaying guests i.e. Cottage By The Sea.

Treasurer Narrative - 2019

The club achieved a surplus of just over \$1k in 2019 compared to approx. \$20k in the previous year, which appears to be a big deterioration in our profitability but we need to look at Maintenance expenditure

The key observations are:

Included in Maintenance & Equipment is just over \$19k which is I discuss further later on and is detailed in Note 4 to the financials.

If you adjust for Maintenance & Equipment costs the surplus is \$20k in 2019 and \$22k

	2019	2018
NET SURPLUS/(DEFICIT)	1,026	19,856
Maintenance & Equipment	19,247	2,313
Surplus before Maintenance & Equip	20,273	22,169
Total Expenditure	55,997	39,378
Maintenance & Equipment	(19,247)	(2,313)
Expenditure ex Maintenance & Equip	36,750	37,065

Subscriptions – consistent revenues to prior year as no material change in membership base. Increase with the receipt of Darcy Larritt’s joining fee

Accommodation – revenue down approx. \$4k to \$42k

The profile of Accommodation revenue changed with increased usage from members.

Guest revenues in dollar terms decreased from 90% to 76% and in respect to nights guest occupied 81% of bed nights in 2018 reducing 58% in the current year, which is evidence of increased membership usage which great

	AM	SM	JM	AV	JV
Nights	11%	14%	16%	21%	37%
			42%		58%
Revenue	7%	9%	8%	36%	40%
			24%		76%

Expenditure was at \$37k exclusive of Maintenance & Equipment with no material variance from prior year other than no land survey costs in the current year

The Maintenance & Equipment costs are contained in Note 4 and are in summary

Renovation	\$ 6k
Beds	\$ 4k
Linen	\$ 4k
Chairs	\$ 2k
Total	\$16k

Other items included \$2k of electrician which did not relate to the renovation

Surplus funds (which is all cash) is \$160k

I would like to thank our honorary auditor Lisa Will who continues to do a wonderful job and unfortunately has not been to Buller for a number of years. In prior year we gave her a Dan Murphy voucher for \$150 and I propose that this be increased to \$200

I recommend these audited accounts to be approved - **CARRIED**

Subscriptions

Propose no change in the annual subscriptions for Adult or Junior members so these remain at \$500 and \$65. Adult subscriptions last increased in 2008.

Joining fee

The joining fee with increase with inflation to \$1,246 which is 2.5% increase on prior year

Accommodation rates

Rates are set out below:

GEELONG SKI CLUB - MOUNT BULLER ACCOMMODATION

	2020	2019	Movement \$	Movement %
Winter Member	40	40	0	0%
Winter Junior	30	30	0	0%
Winter Guest Adult	115	110	5	5%
Winter Guest Junior	75	70	5	7%
Winter Unaccompanied Guest Adult	140			
Winter Unaccompanied Guest Junior	100			
Summer Member	20	20	0	0%
Summer Junior	12	12	0	0%
Summer Guest Adult	50	50	0	0%
Summer Guest Junior	40	40	0	0%
Summer Unaccompanied Guest Adult	70			
Summer Unaccompanied Guest Junior	50			

Comments

A motion was moved by Tim and Seconded by Rob that unaccompanied guests would pay more, as stated above. Subscriptions are to remain the same and joining fee to go up by two and a half percent. The motion passed unanimously.

Peter Backwell
Treasurer

Booking Officers Report

A solid year of occupancy in a season that was reasonable but never spectacular.

Key metrics

Number of Adult Members staying 11 compares with recent ranges from 9-13.

Again, high occupancy on weekends but importantly have now established an annual booking for just mid-week from Loretto Adelaide for first week after Vic school holidays.

Minimal Summer occupancy is consistent with prior years.

New bedding configuration appeared to be well received by members and guests. New linen was helpful in periods of high occupancy with changeovers on consecutive nights.

Cleaning is a major issue given the significantly increased rates charged (now circa \$70-80 per hour!) in particular on weekends as they now apply award rates. We are trying to explore alternative arrangements such as getting on-mountain staff to do so and get paid cash on per bed basis. Is this acceptable to pursue ?

Do we simply layout linen for members and guests to put on- ideally not as inevitably they never use a top sheet between the bottom sheet and doonas.

There was one situation of hut not clean enough as I missed one switch over of guests without getting the cleaners in.

Very much appreciated Camberwell-Backwells doing piecemeal work of circa \$5 per bed.

Really encouraging to see members bring guests to stay and we had large bookings that also went into mid-week periods, so not just weekends when members like to go. Particular mention here to Kirsty, Richard B, Peter B and Rob B. In the 2018 year we had the bumper booking from Wallace's of circa \$7k which was mainly guests. Hence to be down only approx. \$4k reflects well on the resiliency of the bookings irrespective of the season.

Split of patronage; bed nights	2019	2018
Adult members	77	42
Spouses	95	29
Junior members	111	54
Adult Guests	139	207
Junior Guests	24	324
Totals	664	656

As the Treasurer points out the percentage of guest nights was 58% in 2019 vs 81% in 2018. Always good to member involvement and again given the pricing differential of guests vs members revenue held up well for a similar number of total nights.

I personally suggest we again raise guest rates but just children \$5 to \$75. On last year would equate to \$1200 extra. Our costs (in particular cleaning) continue to rise. Lots of clubs view beds as beds.

Mike Backwell
Hon Booking Officer and Cleaner arranger

This report was proposed by Sally and seconded Angie

Comments

Members need to let their unaccompanied guests know that beds need to be stripped and dirty linen put in bag to be collected and club to be left tidy as cleaning may have to be done on Mondays to avoid penalty rates.

There have been a significant number of bookings so far (\$28,000)

Building Officer's Report

This year to the AGM, there has been relatively low maintenance required. Some maintenance that was planned for over the holiday period was postponed due to the fires. With luck we will still be able to complete these works despite the reduced window of opportunity.

1. Paint (window frame external to the Drinnan suite), still yet to be completed, to be done correctly scaffolding would be required, making it an expensive job. The most pertinent sections (below windows, where water snow collects) can be accessed by ladder, and addressed with minimal expenditure. For the moment the situation is stable.
2. Basement door: The issue relating to the basement door not closing properly is a concern and should be investigated further (any movement in supporting walls could be a major issue)
3. Smoke alarms: We've had a troublesome transition with new smoke alarms, and have had many failures and will probably experience more. For the moment, it appears the replacements are in working order, and the failure rate has diminished. Unless we experience another bout of failures, we can postpone the anticipated replacements.

4. Crack in plaster (below the dining room window-right corner): watching for movement, pending repair.
5. Fire extinguishers:
 - a. Inspection: Passed inspection this year.
 - b. Replacement: Deemed inappropriate at this time (our current mix of “types”, count and distribution are as advised), and all units are in excellent condition.
 - c. Repositioning: Height correction to adhere with regulations. (approx. top less than 1.1m bottom greater than 0.2m) As a note; at the lower height, they can be a bit in the way (unit in upstairs hall) it may be advisable to move it to a different location, this would also require updating the related maps/diagrams.
 - d. As I understand it the fire hose cabinet (external, upper fire ramp) has also been tended to.
6. Top floor external door: Upgrade postponed, further work on the door frame would be advisable first
7. There are also some small maintenance issues to: such as the drying room door, missing light shades, some broken weather boards, and some door handles and locks need attention.
8. The Drinnan suite bed room condensation: of low concern (considering cost), pending window frame replacement/paint. i.e. If scaffolding is required

In general, we continue to see a positive return from actions undertaken previously, the installation of double beds in most bunkrooms has been met with positive feedback, any instances of overbooking related to the perceived increase in bed count is unadvisable, we have requirements relating to fire safety and obligations to our stated count that we must abide. Going forward we should be well prepared for the upcoming season.

Tim Chomley
Building Officer

This report was proposed by Pete Chomley and seconded Angie Jackson

Comments Mike Backwell would like to suggest a key pad lock for the front door. The dining room light is at the club just waiting for electrician to install

Stores Report

The club is well stocked for the season only needing a top up of toilet paper.

General Business

The lease renewal is still on going as mentioned in Rob’s report. Many thanks to Roni for chasing them up, fingers crossed it will come through this year and last until 2048 with 2 car parks.

Rob suggested leaving the website as it is for the time being. If there is a problem Email Mike who then emails the guest with an invoice and copies Peter to expect payment

COULD THE MEMBERS WHEN THEY RECEIVE THESE MINUTES PLEASE EMAIL MIKE AND PETER WITH THEIR CURRENT EMAIL ADDRESSES

Next item was to change the cost of guest bed nights and differentiate between accompanied and unaccompanied guests priced accordingly as in above Treasurer's report.

Office Bearers

Unless any current member wishes to step aside the existing committee are happy to stay in their roles. No nominations have been received so committee remains the same.

Junior to Senior Membership:

Bella Backwell's nomination for membership was received and unanimously accepted

Proposed by Peter Backwell and seconded Rob Backwell

As there was no other business the President thanked everyone for their attendance and participation and looks forward to seeing us all next year.

The meeting closed at 6.45pm.