



Minutes of
The Annual General Meeting of the Geelong Ski Club Inc
03 February 2019 at 5.00pm
held at
54 Tennyson St Malvern East

The meeting commenced at 5.05pm. and the President welcomed all those present.

1.0 Present

Harry Jupp (President), Nikki Jupp (Vice President), Peter Backwell, Tim Chomley, Sally Teh, Roni Taubman and Angela Jackson.

2.0 Apologies

Peter Chomley, Kirsty Chomley, Phoebe Chomley, Chrissie Holmes, Jonothan Teh, Penny Larritt, Mike Backwell, Rob Backwell, Ken Wallace and Sarah Jupp.

3.0 Minutes of Previous Meeting

There was an amendment to the Minutes from the previous meeting. The Junior Subscription amount to be changed to read "\$65".

With the above amendment made, the previous minutes were accepted.

Proposed: Roni Taubman

Seconded: Peter Backwell

Carried

4.0 Business Arising

There was no business arising reported.

5.0 Correspondence

An email was received from the Mt. Buller Ratepayers Association advising that the Alpine Resorts Co-ordinating Council (ARCC) are developing a strategic plan for Victoria's alpine resorts. This is a statutory requirement under the Alpine Resorts (Management) Act 1997. Two workshops are being held – one on 14 March in Melbourne and the other on 01 April in Mansfield. Tim Chomley advised that he is interested in attending a workshop. Any additional members who would like to attend, please advise Roni Taubman who will forward on the relevant email.

6.0 Reports

Secretary's note: Reports were tabled in full and below is are report summaries. Complete reports from the Secretary are available upon request.

6.1 President's Report

Harry reported the Club has had a solid year financially. He specifically thanked Mike for his tireless work with members and guests and also negotiated some teething issues with the relatively new GSC website.

The Club has been successful in securing a new Lease for 25 years which will also incur an increased lease cost for the club. The increased lease cost was also due to the increased surveyed size of the club relative to our land allotment. This is an absolutely fantastic outcome for the GSC and Harry thanked all involved for their hard work to obtain this result. The Lease is currently awaiting Ministerial approval.

*Secretary's note: upon reviewing documentation from the Mt Buller/Mt Stirling Resort Management, "the term for the new GSC Lease of 30 years has been determined for Geelong Ski Club– **subject** to Board and Ministerial Approval".*

The GSC website is continuing to develop and has been well received by members. Feedback from members and guest has been positive. Harry encouraged all members to log on to the website for up to date information regarding bookings, contact details and club documents.

Harry thanked Peter for his work as Treasurer and also thanked Roni and the rest of the committee for their support.

Harry advised that he is resigning as President as he will be moving overseas in the near future, but will remain interested in the GSC until his return.

Proposed: Sally Teh

Seconded: Angela Jackson

Carried

6.2 Treasurer's Report

The Club accounts have been audited and approved by Lisa Will and achieved a surplus of just under \$20k in 2018.

Accommodation revenue was up \$2k. It was noted that revenue from guests has increased to a total of 90%. This means the GSC is reliant upon revenue from guests to keep the club operating. The number of junior guests increased and Peter suggested that the charge for junior guests be increased to \$70 per night.

Expenditure was \$38k which included \$5k for the land survey and valuation for the new lease. As discussed at the previous AGM, Insurance valuation has been

increased to \$2 million. The new Lease has been approved and is awaiting signature by the Minister and costs have not yet been submitted.

Surplus cash funds are \$159k.

Peter thanked our honorary Auditor, Lisa Will, who continues to do an excellent job. A voucher for \$200 was agreed to be purchased as a thank you to Lisa for her work in auditing the GSC accounts.

Proposed: Peter Backwell

Seconded: Harry Jupp

Carried

6.3 Booking Officer's Report

As Mike was an apology to the meeting, Peter tabled the Booking Officer's Report. The club achieved 637 bed nights in the period June – Oct. 81% were guests and 19% members. It was noted that 90% of revenue was from guests with only 10% generated from members and that utilisation of the Club is heavily weekend focussed as can be seen from the following statistics:

Monthly utilisation:		Weekend utilisation:	
	Used		Used
July	65.0%	July	98.0%
Aug	42.4%	Aug	93.7%
Sept	29.3%	Sept	83.9%

All bookings and payments are now to be made via the website and no booking is valid until paid.

Proposed: Peter Backwell

Seconded: Nikki Jupp

Carried

6.4 Building Officer's Report

The LED bulbs should last 30+ years and incandescent bulbs are available if temporary replacements are required. The smoke alarms have been troublesome this year. These photoelectric alarms are extremely sensitive and can be triggered by environmental conditions. When tested (multiple times) the smoke alarms passed. Tim advised that the smoke alarms are still under warranty and Weingott's electricians are aware of the problems and have agreed to replace them if problems still persist. It was agreed that the Club continue with the current smoke alarms for another year and if problems are still ongoing, to replace them with dual photoelectric-carbon monoxide alarms.

The fire extinguishers have been inspected however it has been suggested that their inspection is not reliable and that they should be replaced. However, it was noted that replacement of the fire extinguishers as the current ones are a higher quality than those available for purchase at hardware stores. The repositioning of the fire extinguishers to the regulatory height would put them in the way of some passage ways.

The top floor external door is still problematic. It was agreed to leave this as is for this coming season.

Many of the dining chairs are broken and have been temporarily fixed. New dining chairs are required. Tim agreed to source 8 new chairs with an approximate \$500 budget.

Action 01/19: Tim (assisted by Peter and Sally) to research and purchase 8 new dining chairs with an approximate \$500 budget and install them in the Club prior to the start of the 2019 Season.

It was noted that Weingott's Electricians have been unreliable in 2018, however it was agreed to continue using these contractors again for the forthcoming season as tradespeople are difficult to obtain at Mt. Buller.

On a recent visit to the Club in January, Roni noticed water continuously gushing from a drainage outlet pipe. Weingott's Plumbers were called and the problem has now been rectified.

Access to the Club via the stairs was discussed and noted that during Winter the steps filled with snow and became slippery when icy. Suggestions were made at ways to overcome the problem and Tim agreed to see how other clubs on the mountain deal with this issue.

Action 02/19: Tim to follow up ways to keep the outside steps clear of snow during the Winter season.

Action 03/19: Roni to send Tim the login details of the Mt. Buller Ratepayers Association.

Proposed: Tim Chomley

Seconded: Nikki Jupp

Carried

6.5 Stores Officer's Report

Sally reported no issues with the Stores over the past year. She will review the stores prior to the start of the forthcoming Winter season.

There was a request for additional tea towels, hand towels and bathmats as these are required for members and guests use. These can be purchased and given to the cleaners to swap over when any other linen is replaced.

Action 04/19: Sally to purchase tea towels, 6 hand towels (with loops) and 6 bathmats to be given to the cleaners

Proposed: Sally Teh

Seconded: Roni Taubman

Carried

7.0 General Business

7.1 Lease Renewal

As mentioned above the Club has been successful in securing a new Lease for 30 years which will also incur an increased lease cost for the club. This is an absolutely fantastic outcome.

7.2 Car parking

Peter reported that the car park submission has put on hold until we receive the official new Lease

7.3 Website, Bookings and Handover

The GSC website has been received positively by members and guests. 80% of members are receiving emails, however only 5% are clicking through to the links. 50% of members are logging in and using the members area for bookings. Harry reminded everyone that important contacts and club documents are viewable via the website.

Mike is successfully utilising the online Calendar for members and guests use which now means that the spreadsheet will no longer be emailed to members.

As Harry will be overseas Roni (and Tim) volunteered to take responsibility for the administrative tasks associated with the GSC website. Mike will still be responsible for Club bookings.

Action 05/19: Harry to bring Roni up to speed with GSC website administrative tasks.

7.4 Guest bed night rates and provision of linen

Peter advised the following rates:

Subscriptions are to incur no change for Adult or Junior members which remain at \$500 and \$65. The joining fee will increase with inflation to \$1,215 – a 3% increase.

Accommodation rates: Junior Guest rates to increase to \$70 per night

Linen costs are to be removed from guest bookings. Instead, guests will be charged \$110 per night (previously \$100 with a \$20 linen charge)

Rates are set out below:

	2019	2018	Increase \$
Winter Member	40	40	0
Winter Junior	30	30	0
Summer Member	20	20	0
Summer Junior	12	12	0
Winter Adult Guest	110	100	10
Winter Junior Guest	70	60	10
Summer Adult Guest	50	40	10
Summer Junior Guest	40	30	10

Linen charge is removed

7.5 Election of new office bearers

The GSC Committee wishes to thank Harry Jupp for his efforts throughout 2019 as President and to wish him well for the future. Special thanks were also given to Nikki Jupp for her effort with the new Lease renewal.

New Office bearers for 2019

President:	Vacant (Rob Backwell to be approached by Peter Backwell for the President's role)
Vice President:	Harry Jupp
Treasurer:	Peter Backwell
Booking Officer:	Mike Backwell
Building Officer:	Tim Chomley
Secretary:	Roni Taubman
Website Admin:	Roni Taubman (& Tim Chomley)

Action 06/19 Peter Backwell to ask Rob Backwell to consider being President of the GSC in 2019

8.0 Other Business

8.1 Special Resolution 2019/01:

Junior Membership Age and deferral of Adult membership (proposed by Peter Backwell)

That the current deferral of adult membership from 18 years to 21 years be extended to the person being required to confirm acceptance to adult membership at the AGM after their 25th birthday. In the period 18 - 25 they will be charged junior annual subs, will pay adult accommodation rates and will have the booking and voting rights of an adult member and could hold a role on the committee. If no adult membership is notified at the relevant AGM their membership will lapse.

The 2019/01 Special Resolution was discussed. It was noted that junior member engagement and participation needs to be encouraged for the future survival of the Club.

It was also noted that allowing junior members to obtain the rights and responsibilities of adult members could establish a future potential legal issue.

Special Resolution 2019/01

A vote was held on the above special resolution by a show of hands and proxy votes counted.

Vote FOR: 5

Vote AGAINST: 9

Not Carried

Special Resolution 2019/01 was voted *Against*, however, all members are encouraged to consider of ways to increase junior participation of the GSC. The GSC Committee is always approachable to offer financial advice alternatives for Junior members reaching Adult status.

- 8.2 Cancellation Policy** – guests currently get credit for that particular season Tim requested more leniency for guests who book with GSC members and who need to change their reservations. Guests and members are required to pay upfront and if cancellations occur, guests will be provided a voucher for use at another time during the current Winter season. The Committee can review cancellations at their discretion when and if an emergency occurs. Discussion was held on how to provide a clear policy for bookings and cancellations and Nikki agreed to draft a cancellation policy for the website.

Action 07/19: Nikki to draft a Booking and cancellation Policy to be uploaded to the website.

8.3 Renovation

Peter (for Mike) advised that the preliminary quotation was \$242,000 to change the location of the kitchen out to South and for the entry to the Club to be repositioned. No drawings have been prepared.

The matter was discussed with those present welcoming the renovation idea, but realistically acknowledging that the costs seemed out of reach.

Peter will ask Mike to investigate renovation costs further to provide further detail for the works.

Action 08/19: Mike to further investigate renovation costs.

8.4 Bunk Room Conversion

Peter advised that Mike had suggested converting 3 bunk rooms on the South side by removing the bottom single bunk and replacing it with queen sized beds (with drawers) underneath with the bed to be positioned at right angles to the top bunk and under the window. It was noted that doing this work would require plaster work, carpet replacement and possibly some electrical work to be done.

Action 09/19: Mike to obtain quotes for 4 queen sized beds with drawers and also to get quotes for other necessary work relating to this bunk room conversion.

There was no further business, therefore the meeting closed at 7.09pm