

## Minutes of SRSC AGM – 1 May 2007

### 1. Opening and Welcome by the Chair

The meeting was opened at 7:40pm, with a welcome from the Chair, Peter Newton.

<b>Members Present:</b>	Sylvia Adcock Director	Paul Isaks	Secretary
	Tony Adams	Keith Jones	
	Chris Chenoweth	Richard Lamb	
	Geoff Chubb	John McInerney	
	Noel Cock	Frank Martiniello	Director
	Graydon Costin	Larry Mays	
	Eddie Davenport	Peter Newton	Chairman
	Pamela Davis	Tony Slatyer	Director
	April Henderson	Geoff Smith	Treasurer
	David Hogg		

Also present were the following associates:

Nina Martiniello

### 2. Apologies:

Apologies were received from:

Iain Anderson	Ross Humphreys
Matthew Barnard	Ursula Isaks
Iris Bramley Director	Andrew & Alison Keyworth
Mark Cashmore	Sue Kitchin
Jenny Costin	Joy McInerney
Jim & Rosemary Coucouvinis	John Martin
Kim D'Arcy	Belinda Pearson
Bernard & Loene Doube	Sue & Roger Shead
Stephen English	Teresa Siminska
Peter Graham	David Smith
Brian Hayes	Gordon Taylor
	Tony & Genie Van Vugt

<b>Proxies Received:</b>	Matthew Barnard	Andrew Keyworth
	Iris Bramley	Gordon Taylor
	Stephen English	

### 3. Minutes of 2006 AGM:

Accepted unanimously (Proposed: Peter Newton; Seconded Chris Chenoweth.)

### 4. Business Arising from the Minutes

Peter Newton outlined progress on the Health and Building Audit (HBA) Report which has been received from the NPWS around this time a year ago. (A summary of the HBA Report was distributed with the papers for the 2006 AGM.)

Peter discussed the difficulty in meeting some of the NPWS requirements, noting that all of the priority 1 issues had been addressed or were in hand. He noted that NPWS requirements in terms of fire safety certificates present unique problems. The difficulty is not in getting a statement from Chubb Fire Systems about the functioning of the safety systems which they service and inspect, but is related to the certification that the building meets the relevant

standards at the time it was constructed and/or when any substantial modifications were made.

The difficulty is compounded by staff changes in Chubb Fire Systems and clarifying exactly what NSW authorities (the NPWS and the NSW Fire Brigade) actually require. Peter is pursuing these matters. He also noted that the question of the applicability of some of the requirements in the HBA Report to the lodges is still an open question to be resolved, in part through SLOPES intercessions with NPWS.

## **5. Chairman's Report**

The Chairman's report had been circulated with the notice of the meeting.

Peter Newton, thanked Board members for their efforts over the preceding year. He noted that the year had been generally smooth running and that the most significant issue had been dealing with the HBA Report requirements. He noted that the annual subscription is not changing and that extra expenses in the form of MSU shares should be covered by the increase in accommodation rates introduced from Winter 2007.

## **6. Treasurer's Report and annual accounts (including auditor's report)**

The treasurer (Geoffrey Smith) referred to the report that had been distributed with the AGM notice.

Overall the club ran on a break even basis in terms of gross revenue and expenditure. Taking account of depreciation and amortisation, the club incurred a net operating loss of \$ for the year ended 31 December 2006.

Geoff indicated that a new system similar to that used in the DDC introduced in 2006 was working well for the honour shop and phone records.

He outlined the change in auditors, with our new auditors being Hanna & Houston, registered company auditors (a requirement of the NSW Registrar of Co-operatives). Geoff also indicated that, after eight years on the Board, most of which has been spent as Treasurer, he would probably not be standing at the next AGM in 2008 and that we should be looking for a replacement on the Board.

John McNerney queried the difference in the amounts shown in the financial statements for firewood between 2005 and 2006. Tony Slatyer explained that in 2005, a "top up" only had been purchased, but the quality of the wood was inferior and it burned quickly. The quantity purchased in 2006 was also inferior to that of earlier years, and because the winter season had not been the best, many people had stayed in the lodge more and set fires during the day, resulting in more firewood than usual being consumed. Tony also noted that the cost of 12 tonnes of high quality wood purchased in the last couple of months (all of which is now in the wood store) was in the order of \$3,000.

Chris Chenoweth proposed that the treasurer's report and financial statements be accepted. This was seconded by Geoff Chubb. All voted in favour.

## **7. Appointment of Auditor and fixing remuneration**

Geoff Smith indicated he is happy with Hanna & Houston and that he expected their costs to be much the same as those for 2006. A motion supporting the continued role of Hanna & Houston as auditors was put to the meeting and unanimously supported. (Proposed: Chris Chenoweth; Seconded: April Henderson.)

## 8. Election of Directors

The chairman (Peter Newton) advised that the terms of office of Iris Bramley (winter bookings), Paul Isaks (Secretary), Peter Newton (Chair) and Tony Slatyer (lodge maintenance) had expired. All have nominated to continue to serve on the Board.

As there were no further nominations from the floor of the meeting, the four retiring directors were re-elected to the Board.

## 9. General Business

### (a) Fees and Charges for 2007

Subscriptions will remain unchanged at \$300. This is the limit mandated in the Club rules and can only be increased by resolution at a general meeting (annual or special).

### (b) Lodge Maintenance

Tony Slatyer outlined the work required over the coming seasons, including:

- recladding the western wall, as cold air was entering through gaps caused by warped timber cladding and decomposing insulation, which need to be replaced and reinstated (with cedar of a similar quality to the original cladding);
- the lounge room heaters have been repaired;
- there have been minor repairs to external doors and a new heater has been installed in the drying room;
- the barbeque and its frame have been repaired;
- the fireplace is not very sound inside and a new back plate is needed;
- the flue cap was blown from the chimney and Chris Chenoweth has volunteered to replace it (wearing a safety line);
- electrical work, brought about by routine wear and tear and as a result of the NPWS HBA Report, needs to be done, but there have been problems getting electricians to do the work;
- over the next year or two, the old sleeper retaining wall in front of the lodge will need replacing;
- the front deck has been repaired, but it is rotting and need to be replaced with a steel-framed structure to meet HBA requirements for fire safety. A member is needed to undertake the supervision of this work, from design to construction, as a special project on behalf of the club.

Tony noted that there was also a project involving a new window on the north wall of the mezzanine area which required a volunteer to supervise. Members were encouraged to consider volunteering to assist the Board in completion of these tasks and projects.

Chris Chenoweth observed that the wall beside the drain at the back of the lodge was eroding and the bank may need to be stabilised. Tony Slatyer acknowledged this as an issue requiring attention, noting that a gabion wall may be an alternative. He indicated that slope safety may need to be assessed, including its slumping tendency, and thought that the

geotechnical work which will be undertaken by NPWS contractors for the road upgrade may provide valuable indications.

#### (c) Lodge Valuation and Insurance

Eddie Davenport had undertaken a revaluation of the lodge for insurance purposes. Eddie discussed the re-instatement value of the lodge, noting that remoteness, topography, new building and other requirements may affect that value. He pointed out that it is pointless paying a figure for insurance on a value which is too high. Eddie noted that the valuation was peer reviewed by another valuer and a quantity surveyor.

The lodge has been revalued at \$1.45 million, which includes site clearance, demolition and architects fees. Eddie pointed out that this is based on the loss of the lodge only, and not a substantial part of the village, which may influence replacement cost.

Peter Newton but noted that the club could be rebuilt but would have to comply with new planning and building code requirements, and members could be faced with additional cost. Paul Isaks noted that the insurance policy provides for additional cover (up to \$500,000 at the moment) for such eventualities, but if the cost exceeded this amount, it would have to be met by members. The final sum insured would be discussed with the club's insurance broker.

David Hogg asked whether there were any implications for revaluation of shares. Peter Newton indicated that the insurance had no effect on share valuations. These are set by market demand.

#### (d) Road Upgrades

Peter Newton outlined the process to date, noting that Iris Bramley had attended working group meetings in Sydney with SLOPES representatives and other Guthega lodges' representatives. The main access road is to be upgraded in three stages, the first of which will be from near Tiobunga to the machinery shed below the Burning Log. The second stage will be the hill from near Tiobunga to the hotel and on to the Burning Log. This may be completed over two seasons. A third stage, the access track in front of our lodge, may be undertaken if funds are available.

#### (e) Other Business - Bed Upgrades

Peter Newton referred to the work done by Jenny Costin and Stephen English on putting together options for the Board to consider. Peter noted that the Board favoured replacing mattresses only and that exact bed dimensions need to be checked. He indicated that this project should be undertaken before the coming winter season if at all possible.

#### (f) Other Business - Housekeeping

There was considerable discussion about the need for members and their guests to keep the lodge clean and tidy during their stays and to leave it in a clean and tidy condition when leaving. Sylvia Adcock noted that there seemed to be a growing trend for this not to be done, particularly in summer.

Various suggestions on how things might be improved were aired, including setting up a 'buddy' system for new members and guests, improving signage at the lodge, adding sign cards to the key sets, etc.

It was agreed that the matter should be raised in the next issue of Snobounds.

**Meeting Closed:** 9:05pm