

## Minutes of SRSC AGM – 4 May 2008

### **1. Opening and Welcome by the Chair**

The meeting was opened at 11:40am, with a welcome from the Chair, Peter Newton.

<b>Members Present:</b>	Tony Adams	Paul Isaks	Secretary
	Nadine Ashton	Nick Jans	
	Iris Bramley Director	Keith Jones	
	Ron Brent	Lyn Macoustra	
	Chris Chenoweth	Larry Mays	
	Geoff Chubb	John McInerney	
	Graydon Costin	Peter Newton	Chairman
	Simone Farrugia	Tony Slatyer	Director
	Helen Fox	Geoff Smith	Treasurer
	April Henderson	Gordon Taylor	

Also present were the following associates:

Stephen Bentley	Reuben Farrugia
Rieteke Chenoweth	Ursula Isaks

A visitor, John Roger, was also present.

### **2. Apologies:**

Apologies were received from:

Sylvia Adcock Director	Dale & Penny Hebbard
Matthew Barnard	Irena Hesterman
Alan Baxter	David Hogg
Paul & Lesley Bombardier	Ross & Alison Humphreys
David Bowers	Richard Lamb
Mark Cashmore	Jurek Malzacher
Noel Cock	John Martin
Jenny Costin	Joy McInerney
Kim D'Arcy	Jane McNab
Eddie Davenport	Ian & Joan Morse
Tim Dodd	Dennis Roantree
Stewart Gordon	Teresa Siminska
Rachel Gray	Liz Wessells
Brian Hayes	Barry & Pauline Wight

<b>Proxies Received:</b>	Sylvia Adcock Director	Andrew Keyworth
	Matthew Barnard	Jane McNab
	David Hogg	

### **3. Minutes of 2007 AGM:**

Accepted unanimously (Proposed: Tony Adams; Seconded: April Henderson.)

### **4. Business Arising from the Minutes**

There were no matters arising from the previous AGM minutes.

### **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 moved a vote of thanks to retiring Board members, Sylvia Adcock and Geoff Smith, for their significant contributions over many years.

Peter briefly raised the importance of making payments due to the club on time and on the need to maintain high standards of cleanliness and tidiness in the lodge at all times, so that all members visiting the lodge may have an enjoyable experience.

He noted that matters arising under the HBA Report requirements will be discussed in Tony Slatyer's presentation on lodge maintenance under Agenda Item 9 (Other Business).

## **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 at a larger loss in 2007 than in 2006 (\$14,451 in 2007 compared with \$2178 in 2006), with costs rising and accommodation fees falling slightly. The reasons for this include increases in insurance costs, NPWS related costs (lease rental and community service charges) and increased expenditure on repairs and maintenance, including works to meet the highest priority items identified in the 2006 Health and Building Audit Report. The slight fall in income from accommodation may be explained by more members and fewer guests using the lodge, resulting in lower overall income from accommodation.

Nick Jans foreshadowed that annual subscriptions may have to rise in future years. Geoff Smith agreed that, if losses accrue due to increases in operational costs, this might be necessary. John McInerney raised a question about whether the NSW *Cooperatives Act* set a maximum value on subscriptions. It was agreed that this will need to be checked. Paul Isaks advised that, in accordance with the club's rules, any increase in subscriptions would have to be approved at a general meeting.

Chris Chenoweth asked about major works items, such as replacement of the front deck, being subject to a levy. Geoff Smith confirmed that this would be consistent with the club's policy in relation to funding major works which maintain, or add to, the value of the club's major asset, the lodge.

Graydon Costin asked whether income from the telephone was meeting costs. Geoff Smith indicated that there has been a shortfall, as in past years. Discussion ensued on ways to improve returns from the telephone. Tony Slatyer noted that the fixed line may be superseded by improving mobile coverage and that the land line may be required for emergency use only in future years.

Larry Mays asked whether the Board expected losses to continue. Geoff Smith responded that the loss in 2007 was not large and that, overall, the financial situation was more or less stable over a period of time. He noted, however, that with the lodge aging, we will have to spend more on maintenance.

Paul Isaks outlined the changes to insurance cover on the lodge, noting that the increased charges reflected a higher level of coverage which is considered appropriate given the experience in other areas prone to bush fire.

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

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

Geoff Smith indicated he is happy with Houston & Hanna, Chartered Accountants, as the club's auditor. He expected their costs in 2008 to be much the same as those for 2007. A

motion supporting the continued role of Houston & Hanna as auditors was put to the meeting and unanimously supported. (Proposed: Peter Newton; Seconded: Chris Chenoweth.)

## **8. Election of Directors**

The chairman (Peter Newton) advised that the terms of office of Sylvia Adcock (lodge management), Frank Martiniello (summer booking officer) and Geoff Smith (treasurer) had expired. Sylvia and Geoff have indicated that they are retiring from the Board. Frank Martiniello indicated his willingness to stand again for the Board.

Three other members indicated willingness to stand for election to the Board. They were Tony Adams, April Henderson and David Hogg. Correct nomination forms were tendered by Tony Adams and April Henderson, and on behalf of David Hogg.

A secret ballot was held. Scrutineers appointed were Rieteke Chenoweth and Iris Bramley. Following counting of votes, including preferences exercised on behalf of the five members who lodged preference forms, Tony Adams, April Henderson and David Hogg were elected to the Board.

A motion that all voting papers be destroyed following the secret ballot was carried on a show of hands. (Moved: Chris Chenoweth; Seconded: Simone Farrugia.)

Chris Chenoweth moved a motion of thanks to Frank Martiniello for his efforts on the Board. This was seconded by Peter Newton, and was passed unanimously.

## **9. General Business**

### (a) Fees and Charges for 2008

Peter Newton indicated that 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 and replacement of insulation material has been completed. The timber costs \$18 per lineal metre, but is expected to last 30 years;
- the lounge room heaters have been replaced;
- the drying room heater and fan have been replaced;
- the barbeque has been fixed;
- the fireplace is not very sound inside and a new back plate is needed;
- the flue cap blown from the chimney was replaced following a daring climb by Chris Chenoweth;
- high priority electrical work identified in the NPWS HBA Report has been completed (including hard-wired smoke alarms, new emergency lighting, etc) and certified;
- the front deck has been repaired, but it will need replacement with a steel-framed structure to meet HBA requirements for fire safety. A committee comprising Gordon Taylor, Russell Bramley, Chris Chenoweth and Paul Bombardier has been set up to oversight the design of a new deck and re-landscaping the front of the lodge under the deck;

- Tiobunga Lodge has been rebuilt at a cost of ~\$2,000,000 and has a steel-framed deck with steel mesh decking.

Tony Slatyer noted that the cost of this work could be as much as \$40,000. He advised that he intends to bring options for discussion at the 2009 AGM with a view to complete replacement of the front deck in the 2009/10 summer period.

Tony outlined a number of matters which had been dealt with by working parties. These included:

- fixing the kitchen windows;
- fixing the front door;
- filling the wood store;
- installing a new refrigerator in the underfloor area – this one doesn't have a freezer section;
- buying new vacuum cleaners;
- "de-browning" the lodge – this continues, with Mission Brown being replaced by a grey/green (with Irena Hesterman undertaking much of this work);
- installation of new storage cupboards for cleaning equipment and materials in the underfloor area.

A final clean-up will be done prior to the long weekend in June.

Tony indicated that jobs for 2008/09 include recladding the north wall (overlooking Jagungal Lodge), installing new ski and snowboard storage in the change room and beginning planning and design of a new north wall window on the mezzanine level. He noted that the last task requires a member to take on the management of the project, at least to the planning approval stage.

Peter Newton thanked Tony Slatyer for his work managing lodge maintenance. Peter also stressed the need to continuing the maintenance of the lodge. In response to a question from John McNerney, peter said that he considered that all of the priority issues are being dealt with.

Helen Fox mentioned that it would be useful to advise the insurer of the maintenance and any upgrades being done in response to the HBA Report.

## **10. General Business**

Geoff Smith raised the matter of whether the club should subscribe to 'green' power. Some thought there may be advantages in being able to demonstrate to the NPWS that the club is interested in minimising environmental externalities. Those assembled agreed the Board should examine the matter further.

Paul Isaks reminded members present to keep him advised of any changes in email addresses. It was agreed that the matter should be raised in the next issue of Snobounds.

**Meeting Closed:** 1:35pm