



February Newsletter 2012

DATES TO REMEMBER

The Burrumbeep Ski Club has agreed to adopt set dates for Work Parties every year.

AGM: 15 April 2012

WORK PARTY WEEKENDS

3rd weekend in Feb 2012

1st weekend in May

3rd weekend in April

Queen's Birthday Weekend

All members unable to attend work parties will be charged a work party levy of \$200.00 to help subsidize any contracted labour required, that cannot be handled by members. All members must confirm attendance with Peter Leeke. Please see a list of jobs to be completed on page 4.

MEMBERSHIPS

A small number of memberships are listed for sale and a rule the Club has adopted is to offer those memberships to other members and/or their family prior to considering other potential purchasers.

If you are interested, please contact the membership officer, Murray Elrington.

membership@burrumbeep.org

Welcome to the first edition of Burrumbeep news for 2012!

This edition of the Burrumbeep news includes some helpful dates to remember, make sure you put them in your diary. Also included is a report from our president, John Slattery, a report on the installation and first year's usage of Solar Power at Burrumbeep by Mike Kermode, a 2011 season in review bookings report from Tim Lewis; as well as a new segment for our newsletters known as 'Courtney's Corner' by none other than our esteemed committee member, Mr Courtney Pern!

As a special feature this edition we have also included a short history of Burrumbeep Ski Club, written by John Tulloch.

People often forget how beautiful the Victorian High Country can be when there isn't snow on the ground. Check out Mt Hotham's website [here](#) for some great tips on what to do outside of ski season. Plus with \$30 per night capped accommodation costs at Burrumbeep, why wouldn't you take advantage of it all?

I hope you enjoy this edition of the Burrumbeep News and I hope you have a fantastic Season 2012!

Georgie Tulloch



ANNUAL GENERAL MEETING 2012

Sunday 15th April 2012 from 10:30am -1pm. Please feel free to stay for a group lunch afterwards.

Glenferrie Hotel, 324 Burwood Road, Hawthorn 3122

BURRUMBEEP COMMITTEE 2011/2012

President - John Slattery (0418 362 885, president@burrumbeep.org)

Secretary - Murray Elrington (03 9882 6687, membership@burrumbeep.org)

Treasurer - Celia Gubbins (03 5352 1495, treasurer@burrumbeep.org)

Building - Peter Leeke (03 5356 2343, building@burrumbeep.org)

Mike Kermode, Rob Joyes, Courtney Pern, Leon Price

Web bookings manager - Tim Lewis (03 9016 9150 bookings@burrumbeep.org)

PRESIDENTS REPORT

Although there was good early snow in the 2011 season, the conditions did not live up to early expectations, and by the end of August the snow was poor. As a result our bookings were down, as you will see from Tim's report. However I know that the members and guests who did use the lodge were not deterred in the enjoyment of their time at Burrumbeep by the state of the snow!

The Green Season

One of the things that the Committee is keen to encourage is the off-season use of the lodge – the Hotham “green” season offers some amazing scenery and activities, and a very pleasant respite from the summer heat. The Mount Hotham management team have been very pro-active in attracting activities and events to the mountain. Significantly they have developed two amazing walking tracks – the Cobungra Ditch Walk (previously the Aqueduct Track) and the Huts Walk (which links three of the iconic high country huts) have been constructed largely using manual labour with minimal mechanical intervention to avoid adverse environmental impact. These will have great appeal to those of you who enjoy bushwalking, and as a bonus both provide an historic insight to the pioneering days, great scenery, as well as a huge flora and fauna experience. The tracks are supported with impressive interpretive signage. Download track notes and maps [here](#).

I remind you that off-season accommodation is offered at \$30 per person irrespective of member/ guest status from 2 October to 9 June each year.

Annual General Meeting

There is a separate note in the newsletter alerting members to the date and venue of the AGM – I would encourage members to diarise the date – we will be sending a formal notice of meeting in due course. Meantime I would be pleased to hear from anybody who is interested in joining the Committee.

Lease Renewal

Whilst the bureaucracy moves slowly as ever, we have made significant progress towards agreeing on a new term. We are presently waiting on a site valuation from the Valuer General office – this is a critical step in the process as the rental is calculated as a percentage of site value. I expect to be in a position to provide an update at the AGM.

Club History

As part of our submission to the MT Hotham Management Board for the lease renewal, we included a short history of Burrumbeep Ski Club, which was written by John Tulloch. Interest has been expressed by a number of members in reading this and we are pleased, with John's permission, to publish it in this newsletter.

John Slattery, President

JIM DORWARD

We were sad to learn of the death in January of one of our older and much-loved former members, Jim Dorward.

Jim was a foundation member of Burrumbeep, becoming involved when Manager of the CBC bank at Willaura, when he was prepared to lend money to both the Club and to individuals with little collateral!

Jim was a stalwart of the Club over the years, and with his wife Betty and son John often visited the lodge – not only in winter, but as a willing contributor to many work parties. Jim will be remembered for his wisdom and his quiet humour.

The condolences of the Club go to Betty, John and family. He will be much missed.



SOLAR ELECTRICITY – Mike Kermode

As you are aware the Committee decided to install a solar electricity system on the lodge last year.

The firm that we used was Metpro (Aust) P/L who put together a special bulk deal for Hotham via the Hotham Ski Assn. Our contact, Murray Neilson, is a member of Brush.

The general arrangement, which started in about March, was for a 5kw unit installed for \$15,500 + GST and this figure was net of the federal government solar credits (STC), and we have 194 STC's. At that time the STC's were estimated to be worth \$35 each but by the time the units were installed (and when you can claim the credits) the price dropped to about \$18 (a change in federal government regulations). We, and most of the clubs at Hotham, decided to "bank" the credits until the market price improved, so we paid an extra \$6,800 for the installation. The market price of the STC is improving - currently \$31 - and we can cash the STC's at any time.

The unit was installed in June and the meter finally changed in November (another federal government change of regulations) which meant we missed out on some income in the spring.

15 Clubs put the systems in at Hotham and all the electricity generated is being sold to one retailer – Diamond Energy – and the feed in tariff is 68 cents per kWh (incl GST) for a fixed 24 month term which should generate about \$3,500 - 4,000 per year.

To put this in balance the total energy expense for the lodge in recent years has been around \$7,000 (electricity and gas).



COURTNEY'S CORNER

Lodge Security

On opening the lodge recently we were appalled to find four downstairs windows unlocked, and a bedroom window visibly open at the top. Whoever left the building like that should be ashamed of themselves!

The implications are obvious. Already we have had squatters in the building, during the previous season. Apparently all they stole on that occasion were the gas and electricity used, but the potential for loss from theft or vandalism is huge, and if the building was left unsecured our insurers could be justified in refusing to pay up.

It is the responsibility of members leaving the lodge to ensure that **all** windows are secured, and doors closed. **This means physically checking every window to make sure it can't be slid open.** A quick glance to see that they appear shut is not enough!

The designated Lodge Leader may delegate the task, but the safety of our lodge must be the responsibility of us all. Whenever you close a window, lock it!

Please ensure that this message is conveyed to any unaccompanied guests or groups booking accommodation.

MAINTENANCE LEVY – Celia Gubbins

Please remember if you are unable to attend one of the work parties this year you are required to pay an annual levy of \$200. You will be unable to book if you are in arrears.

Methods of Paying

1. Post cheque to Burrumbeep Ski Club,

P.O. Box 692, Ararat, 3377

2. Direct Payment to Burrumbeep Ski Club

BSB – 083-408

Acc. No. – 51 612 8435

BOOKINGS REPORT 2011 – Tim Lewis

2011 saw the introduction of web based bookings and the ability to pay using credit cards. Members were able to make bookings 24 hours a day and have them confirmed immediately.

Apart from a few teething problems in fully setting up the PayPal account, the system worked very well. It also now enables us greater accuracy in tracking payments.

All people making bookings received emails confirming their bookings and just before they went to Hotham they received bed allocation sheets and details of who the lodge leader was and other useful information. The lodge leaders were also sent contact details of all guests to be used in case of emergency.

Key Statistics:

- The lodge usage was 1168 bed nights, of which 347 were used by members or associates.
- 35 individual members/associates made bookings on the system
- \$8,400 was received from group bookings.
- \$24,000 of the \$56,000 received for accommodation was collected using PayPal.

DID YOU KNOW?

Feel like a Hotham fix this Autumn? You can now book in the off season for a cost of just \$30 per person! Just book through our website. www.burumbEEP.org

Although revenue was slightly down on the previous season it was still good given the relatively poor season.

I look forward to handling your bookings again in 2012, you can do your bookings through our website www.burumbEEP.org. You can log in using your username or email address, if you have forgotten your password try to log in using any password you will then be prompted with a link to resend your password, any problems then send me an email to bookings@burumbEEP.org.

ANNUAL WORK PARTY JOB LIST

For those attending a work party in 2012, please find a list of the annual jobs that need to be completed.

Annual Work inside

1. Have Hot water and Heating systems checked each year by a plumber, (anti freeze)
2. Dry clean all bedding
3. Have the fire service provider, and CFA check our system
4. Wash all bath mats and tea towels, replace were necessary
5. Check ovens and cook tops
6. Clean all bathrooms toilets and kitchen
7. Wash all glasses, cutlery, crockery, pot, pans, bowls ect. Replace were necessary
8. Check all windows for leaks and security. Clean all
9. Check all doors, hinges, catches and seals, replace or repair
10. Check all lights, replace all blown bulbs
11. Check all taps and cisterns, replace washers if required
12. Check all drawers, cupboard doors, catches and hinges
13. Check all tiling for resealing and cracks
14. Check all towel rails and clothes hangers
15. Check all supplies, kitchen and bath rooms and replenish
16. Re oil all leather lounges.
17. Check and clean all carpets. Have cleaned by professional every 3 years
18. Check all tables and chairs. Repair or replace as required.
19. Check all curtains, repair or replace
20. Check all notices and ensure they are specific
21. Check all inside paint work, clean or repaint
22. Check all lino flooring in kitchen and bathrooms, repair were need
23. Check wood supply and replenish
24. Check all exit signs and lights are in working order
25. Make a emergency list contact phone No's (fire, police ect)

Annual work outside

1. Check all roofing, repair or replace
2. Check all flashings and penetrations, ensure waterproof
3. Check all brick and block work for cracks, repair or seal
4. Check all out side paint work, repaint were necessary
5. Check all timber, re oil were necessary
6. Check all windows, ensure waterproof and clean
7. Cut grass and rake up around lodge, trim tree branches were necessary

CLUB HISTORY – John Tulloch

Through 1972 and early 1973, a group of enthusiastic young people, mostly with farming backgrounds, who generally lived in the Ararat, Stawell, Great Western area of Victoria, decided to look into the possibility of building a ski lodge at Mount Hotham.

The prime movers of the project always had a passion for the prospect of a club of their own and the common thread of interest in the country with many being farmers provided a bond that has always been the backbone of the club to this day.

In 1973 a “Prospectus” was written, to be circulated amongst interested friends. The Prospectus noted that the Department of Crown Lands and Survey had made available a limited number of sites, and that, as these were being snapped up quickly by other clubs, the pressure was on to form a club as quickly as possible. The Prospectus anticipated that accommodation would be available to shareholders/members at \$4.00 per night and visitors for \$6.00. People using the Lodge would provide their own food and chores would be shared on a roster basis. To finance the club, 100 memberships would be sold for \$250.00 each, which would provide sufficient funds to build a suitable building. In addition, debentures could be purchased by member’s spouses, for \$100 and the debenture-holders would have the same accommodation privileges as the members. . The club would be known as “Burrumbeep Ski Club”, being named after the home property of the foundation President, Andrew Gubbins, “Burrumbeep”, at Maroona, south of Ararat.

The first committee of the club consisted of

- Andrew Gubbins – President,
- Roger Heard – Secretary
- John Bennett – Treasurer

General committee members:

- Bill Kilpatrick
- Dion Ross
- Owen Smart
- Rick Stevenson.



A meeting was held about May 1973, and members who had subscribed and some potential new members were brought up to date with progress. It became clear in the early stages that member’s contributions only, would not be sufficient to complete the lodge, so the structure of the club was changed in order to raise bank finance. A Co-Operative Society was formed and to finance the building of the Lodge, it was decided that members would pay a once only membership fee of \$230 plus purchasing shares in the Co-Op. Members purchased 200 shares each with a face value of \$1.00 in the Burrumbeep Ski Club Co-Op, and these shares would be paid up to 10 cents each (total \$20.00). Against the uncalled capital of each share the Government would issue a Guarantee which the club could then use as security for a bank loan. The total paid by each member therefore was still \$250.00 each.

In 1973, an architect was engaged to modify original plans to a point at which Stawell Timber Industries would be able to quote on the prefabricating of the structure. Their quote for the building was \$27,900, and a further \$6-8000 was anticipated for furniture fittings and equipment.

The first Annual General Meeting of the club was held in May 1974, and it was clear that the opening date for the lodge would be delayed by 12 months due to the slow uptake of memberships, and also the design required modifications to accommodate requirements by the Mount Hotham Committee of Management. Whilst there was great enthusiasm by prospective members in the early stages, it became a bit of a struggle to achieve the target of 100 members, and as at the 10th August 1974 there were still only 76 paid-up members. The rural sector, and in particular woolgrowers, were facing financial hardship during the early 1970's. A major effort

was put in to attract new members to join up so we could have the required 100, and during the ensuing year, much preparation work was undertaken to prepare for construction during the following Summer/Autumn.

To assist in the extra expense involved with the building it was decided and agreed unanimously, at a General Meeting on 17th November 1974 that a levy on the memberships of \$50.00 each would be required. A program for volunteer work parties was proposed and the Department of Crown Lands gave approval of the plans in November 1974.



Construction of the building commenced in February 1975 and progress was brisk with site clearing, excavation, and footings being prepared etc in time for the bricklayer to start on time. There was great activity on site during March, with many volunteers attending to help with preparations, since STI would be at Hotham to erect the building on Tuesday 1st April 1975. It was reported in March that an enormous amount of work had been done by about 60% of the members and several had given outstanding service.

The Lodge was habitable from about July 1975, although conditions were rather crude, and a lot of work was still required to bring it to an acceptable standard. It was the first lodge to be built within one season at Mount Hotham.

A newsletter to members in November 1976 advised that for the season 1976 (the first full season that the lodge would be occupied), income was approximately \$7000 and expenses approx \$5000, a small net profit of \$2000. It was a great result for the Club to be posting a profit in this first full year. Over the years the club has been managed with care by honorary committee members, and almost without exception a reasonable cash profit was achieved, despite some poor snow seasons. There may be only 1 or 2 years in the history of the Club when profit has been minimal. This is testament to the good management of successive Committees. Excess funds have been invested in interest-bearing investments.

The Club was incorporated in 1985 on the recommendation of our legal representatives, and the Co-Op dissolved.

Over the years, it has been the general policy the club to continually upgrade the standard of accommodation and the club has evolved into a building now which is very comfortable and of a significantly higher standard than when first built. Apart from the Club having to raise finance for the major extension in 1983, which also required a small contribution by all the members at the time, all improvements thereafter, have been financed by the club's profits. As well as a number of major structural improvements, there has always been ongoing maintenance of the lodge, which has been carried out either by club volunteers or professionals as required.