



May Newsletter 2012

DATES TO REMEMBER

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

REMAINING WORK PARTY WEEKEND

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.

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

Phone: 03 9882 6687

Welcome to the May edition of Burrumbeep news!

This edition of the Burrumbeep news includes some pre season information for members. Also included is a report from our president, John Slattery, which he presented at the recent AGM, as well as information about resort entry procedures for season 2012, and booking protocol.

With bookings now open for the season and some very chilly weather to date we hope to see you all up at Burrumbeep for what is hoped to be a great year.

Georgie Tulloch

BOOKINGS 2012:

Bookings are now open to members and guests for the new season. We encourage all members to book through the Burrumbeep [website](#); Tim Lewis will contact you to confirm your booking.

Please note that for security reasons, the door code to Burrumbeep will no longer be included in newsletters, it will be provided upon receipt of your booking confirmation.

RESORT ACCESS:

If you are looking to visit Mt Hotham this season, don't forget that you can pre-purchase your resort entry pass. If you purchase your season's pass online you could save yourself \$35 – that's almost 2 bowls of hot chips at Swindlers!

You can find more information on resort entry [here](#):

BURRUMBEEP COMMITTEE 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)

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

Mike Kermode, Rob Joyes, Courtney Pern, Leon Price

PRESIDENTS REPORT TO ANNUAL GENERAL MEETING HELD ON APRIL 15, 2012

Dear Members,

As previously reported, the good snow at the beginning of the season in 2011 did not live up to its early promise, and petered out in August. However, as you will see from the Accounts, our accommodation revenue held up at a respectable \$64,521, slightly up on the previous year, and we finished the year with a very healthy financial position, notwithstanding a significant increase in the expenses of running the Club. I will return to the issue of expenses shortly.

A couple of new projects were successfully delivered during the year. First, the new booking system has been an important achievement delivering an online booking and payment system with benefits for both our members and the Club. I thank our Tasmanian member, Tim Lewis, for his leadership and management of that initiative. The second project is the installation of our solar system, overseen by Mike Kermode.

The lodge is in very good order, with significant work party activity during the year ensuring that we are on top of maintenance issues. New ovens are about to be installed, so the lodge should be very comfortable for the 2012 snow season. Peter Leeke does an outstanding job as co-ordinator of our work party programme.

I would now like to address the lease renewal.

Members will recall that our current lease expires in October 2013. At last year's AGM, we reported that our submission for renewal of the lease had been lodged with the Mount Hotham Resort Management Board (MHRMB), and a copy of the submission was available for members to peruse. Since that time there has been ongoing discussion and correspondence with the Board, and we have now achieved agreement with MHRMB for a new term. In turn, the MHRMB have made a recommendation to the Minister for Environment and Climate Change for approval in principle to issue a new lease. Once Ministerial approval has been obtained, the lease will be documented.

There is one important outstanding issue, namely the rent. Rent is based on a percentage of site value. Under the new lease the rate will be higher than under the present lease. What that means in dollar terms can only be determined by the current site value. As yet, our site has not been revalued, but we are assured that will happen when the Minister has provided his approval. The significant news is that there has been a sharp fall in the value of alpine land since the GFC. The big question for us is how much the reduction in value of the site will ameliorate the rent increase?

So that is the status of the process of renewal.

COURTNEY'S CORNER

Cooling the Fridges

We have eight refrigerators and a freezer in the Lodge, all toiling away inside our nice warm building for most of the winter, while outside the temperature averages around freezing point. The electricity used in this way is significant, but there seemed little that we could do about this rather ridiculous situation, short of placing the fridges outside!

We did try to cool the four glass-fronted fridges in the pantry a little by opening the small window at the end, but as the snow blew in and settled on the floor it was deemed not to be a very good idea.

We have now completed some modification of that same area, including the freezer which backs into the little attic room. Unventilated, and with heat from the flats below as well as that generated by the freezer, this room was running at over 30 degrees, so the freezer must have been struggling.

With a couple of visits to Clark Rubber, and some innovative carpentry by Mike Kermode, we have boxed in the four fridges and sealed around them with foam rubber. The end window now has a cowl fitted to keep out the snow, and at the other end of the behind-fridges space we have put ventilators through to the attic room, where we have fitted an exhaust fan into the ducting from the 4-Flat shower fan (which exits under the eaves at the end of the lodge). Thus, cold outside air is drawn in past the heat exchangers of all five appliances, which should allow them to run more efficiently and lower their running cost.

At the same time we have tried to lessen the problem of noise from fridges and people being transmitted to the flat below, by lining the wall behind the fridges with foam, and positioning the fridges on foam rubber strips. There is some fan noise transmitted down the duct to the 4-Flat shower, so the shower door may need to be closed at night.

For all this to work properly, cold air needs to be sucked in from outside, so we all need to ensure that the fridges are not moved, and that there are no gaps in the foam sealing around them.

So, hopefully we will have less noise, less electricity used, lower cost and less greenhouse gas!

Courtney Pern

The proposed deal involves a term of 26 years, with no development obligations, and the Club ceding to the Crown approximately 193 square metres, being a triangular portion on the southern boundary of our site.

Obtaining a lease without development obligations is regarded by the Committee as a prudent way forward, and we are comfortable that 26 years is a suitable outcome giving us security, without committing the Club too far into the future. We could easily have achieved greater tenure by committing to development – the more a Club is prepared to spend, and the greater the site usage, the more tenure MHRMB is prepared to offer. Our ceding some (unusable) land has the benefit of reducing our footprint, and therefore the extent to which MHRMB would like us to develop. It should also have the benefit of reducing our site value, and thus our rent.

Members will recall that we do have a permit to build two new bedrooms at the northern end of the lodge, as well as an outside deck. Had we committed to proceeding with that work within an agreed timeframe, we could have secured longer tenure. Whilst the Committee remains supportive of undertaking those works at some time, we did not want to be legally bound to do so. It is pretty clear that the Alpine economy has been hit very hard with visits down again last year at all Victorian resorts. The current view of the Committee is that we should wait until the general economic climate improves, and we have more capital to undertake the works, as we are not inclined to levy members or incur significant debt.

I referred to running costs earlier. There is a current issue that I would like to draw to the attention of members. MHRMB derives its revenue in large part from three sources, namely, resort entry fees, rent and service charges (which covers services and other infrastructure, village transport etc). Last year MHRMB had a significant reduction in revenue owing to lower than expected visitor numbers to the resort, as well as reduced rental collections. The Board advised us in late December that the service charge would be increased by 11% . This is a major expenditure item for us and will obviously have a flow on effect. Because we were advised so late about the increase, we shall just have to absorb it this year, but it seems likely we will have to increase our rates in 2013.

Of course, cost increases can be offset by increased usage of the lodge, and that is where all members can play a part, and even if you don't feel like skiing any more, your friends and family can use the lodge. I also draw your attention to the new walking tracks, the Cobungra Ditch Track and the Hut Walk which are a great new attraction for out of season, or green season as they call it on the mountain.

I want to take this opportunity to thank my Committee colleagues for their support and considerable efforts during the year. Apart from the major projects mentioned earlier, there has been a great deal of activity during the year and all committee members have been active in sharing their burden of responsibility. Particular thanks to Murray as Secretary, and to Ceal as Treasurer for their thorough work.

Finally, thanks to our members for their support, and we all look forward to a busy ski season in 2012.

John Slattery

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