

BURRUMBEEP SKI CLUB – MOUNT HOTHAM

PRESIDENTS REPORT – 2018 ANNUAL GENERAL MEETING

Good morning members and guests,

I am pleased to provide my third report as President of the Burrumbeep Ski Club in regard to the 2017/2018 financial year. I would like to acknowledge our current club Committee who year on year invest their time and expertise to ensure the Club continues to provide a cost effective, convenient and comfortable environment to its members and guests.

If you have been to Burrumbeep in the last 12 months I'm sure you will agree the Committee have once again made improvements that will future proof our club membership for whatever challenges are directed our way.

On that note, I would like to acknowledge Tim Lewis (Booking Officer), Murray Elrington (Secretary and Memberships) Peter Leeke, George Davies and James Kelly (Capital Improvement and maintenance Program) Georgie Cruickshank (Interiors, marketing and Club communication –as long-standing contributors to the operations of the club.

I would like to shine the spotlight for a second on Murray for his contribution to the club over a 20-year period and holding down the Secretary's position which arguably requires the most work and critical to the smooth running of the club. In addition to this Murray has been overseeing the transfer of memberships and succession planning which is also a time-consuming role. On behalf of the members I would like to thank you Murray for your friendship, support and dedication for this extended period. Murray intends to stay involved in the club and will re-nominate himself for a committee position.

While we are on the Elrington's I would like to thank Deb for supporting Murray and most recently Deb co-ordinated the design of the engraved committee plaques which will be installed on the cedar beam above the kitchen bench. The purpose of doing this was to acknowledge the members who have been active in running the club and it provides a historical timeline of every Committee since the beginning. I'm sure this new addition to the upstairs lounge area will stimulate many hours of storytelling and reminiscing as we typically congregate here over kilos of soft cheese, dips and more often than not, numerous bottles of Red wine or in Chappy's case a cheeky wee Dram!!!

Thanks Deb for arranging this for us.

The club through its microscopic and conservative fiscal management is in a fortunate position with \$230,000 Cash in the Bank a 30% increase on prior year.

Peter is doing a fantastic job in his Treasurer's role ensuring the clubs financial position is managed diligently and keeps a watchful eye on abnormal increases in expenses etc.

As Tim eluded to earlier 2018 was a record year for the club – it was the first time in history that the club's revenue exceeded \$100,000.

There are several factors that contributed to this:

Tim in his role as bookings officer communicates regularly with the members to ensure we are maximising the utilisation of the club throughout the season. There are many members who are very active in terms of the number of days skiing and this group contribute a significant amount of revenue to the club.

The club will take lucrative bookings from Trekset in the event we have available rooms – we do not take bookings that interfere with weekends or peak times for the members.

Guests of members are encouraged and at the higher tariff also contribute towards the strong revenue growth.

So, I thought you would be interested to know what stage are we at in terms of our Capital works program.

Stage 2 which saw the installation of the feature window in the upstairs lounge was completed in December along with replacing the windows in both flats and the kitchen and pantry upstairs. I haven't seen the windows in place yet but the feedback from a few members who have, has been very positive. Thanks to George for driving this initiative under challenging circumstances due to the unreliable nature of the supplier.

The Committee are currently assessing the next stages of our Capital Works program.

We would really like to improve the functionality of the lodge entry, ski storage Air lock and drying room.

I think you will all agree it's quite chaotic in peak times and we believe with some intelligent design outcomes we can make a significant improvement in regard to this important part of the building.

The external club signage is still progressing – we did get hijacked by typical red tape that's always a challenge when dealing with State Government and planning controls.....there is a very rare mountain mouse that has green eyes and it was very important we didn't disturb its habitat due to the installation of the sign.....after several months of mountain surveillance you will be pleased to know we will soon have approval to proceed with the work to deliver this project – its unlikely to be complete before the season starts but nevertheless we will be able to get on with this in the short-term.

The committee are very conscious of health and safety issues and accordingly we have agreed to purchase a Defibrillator. The need for this device was highlighted last season because due to a member's guest experiencing a serious emergency that ended well but could have been a different outcome. We will be making this purchase in the coming weeks ready for the coming season.

What's happening on the mountain?

KonGoola have reached out to us seeking our co-operation in terms of their proposed extension.

The following is some correspondence from their President Ian Mahoney who I have met on several occasions in Melbourne and is a great ally for our club.

From Ian - I've attached some of the drawings to show the extension proposed for Kongoola.

Have a look, no secrets here. It's basically a small extension to the front corner of the lodge giving our manager's flat more room for a proper desk and a bit more space for him. Also it enlarges our entrance foyer, so we'll have more space for bags with coming and going at busy times instead of leaving them in passage ways. Not good for fire safety. The extension towards your lodge goes about two metres towards our boundary with you.

We need to do this as we have nearly completed stage one & two of our development which was to excavate underneath, relocate our games room there to a bigger dryer space, then convert the old games room and manager's flat to four new en-suite rooms. Our new manager's flat / foyer upstairs at the front now needs expansion.

The regulation now requires us to give all these public notices etc. The cost of certification and permits is growing each year.

Our architect company was FMSA www.fmsa.com.au. We have a past full member (now social member) who still works there, Trevor Rees as a senior architect. One of the principals of FMSA is Peter Sandow who you may know, he is very knowledgeable on all Mt Hotham as he involved heavily with the HSA. They did the Police Station and other many other builds at Mt Hotham. They gave us fairly good value considering our personable contacts, but you will spend a lot of money with them, even for small projects. Before you contact them I can discuss our experiences with them and all other aspects if you wish. We could only afford to do what we did as we had two competent builders as members and many trade based members. To get a professional company to do any work at Mt Hotham is very expensive otherwise. Double or triple a build in Melbourne. It's like a damn space station up there! Give me a call any time to discuss.

The state government has selected Richmond developer Ben Genser from a shortlist which also included Rino Grollo, to develop what was marketed as "the most significant site ever offered in the Australian alps".

The Mount Hotham Alpine Resort Management Board office occupies a 1905 square metre plot acknowledged by the government in its tender last year as "universally regarded as the best location in Mount Hotham".

Elevated, and abutting the Corall car park on its eastern boundary, the block at 28 Great Alpine Road is opposite Hotham Central, White Crystal Apartments and a short distance to the helipad and Road Runner chairlift.

Mr Genser's Belgrave Group is now expected to develop a five-level mixed use building including a new MHARMB headquarters, offices for ski patrol services, a medical centre, retail, residential apartments and a hotel component.

With a speculated end value of more than \$100 million, the proposed new complex is allowed to cover a high 1600 square metres – or about 84 per cent – of the block.

Also in the Mount Hotham region in recent months, a Singaporean group paid \$4.8 million for a day spa at 125 Big Muster Drive, Dinner Plain, which upon the lease expiring will be converted into a cancer clinic/wellness centre.

Wyndham Vacation Resorts South Pacific has also recently made a major Dinner Plain acquisition, acquiring the Peppers Rundells Alpine Lodge. It has also paid varying prices ranging from \$195,000 to \$1.75 million to acquire another 36 chalets in the popular winter holiday area.

In summary the committee are very pleased with the progress that has been made in the last 24 months.

As you know we have a 5 year plan which provides us the strategic direction to effectively conclude projects in the most cost efficient manner and delivering top quality workmanship.

I would like to thank the committee for donating their time and expertise as we would not be able to achieve our goals without the teamwork exhibited by this group. There are also a number of active members who also contribute to the club in many ways which we appreciate and makes the club a better place for all of us to enjoy.

I would welcome your feedback and suggestions in terms of how you think we could improve so if you any great ideas please come forward and let us know what could be improved to ensure your membership is delivering what's important to you.

All the best and let's hope we have another great ski season in 2018.

Rob.