

ELOUERA SKI CLUB LTD
Pygmy Possum Lodge, Charlotte Pass Village
& Castaways Units, Shoal Bay

ANNUAL GENERAL MEETING 2017 MINUTES

Date: Tuesday 27th June 2017 at 7.00pm -
Venue: 'Board Room' Burwood RSL Club
Shaftsbury Road BURWOOD

1. **Opening and Welcome:** The 2017 AGM was declared open and all in attendance were welcomed.

2. **Attendance;**

Directors in Attendance: (7) Ross Wheatley (Chair), Richard van Putten Mark Epper, Malcolm Mathie, Michelle Mawbey, Robin Griffiths, Peter Hill, Ken George, Peter Quinnell

Members & Others in Attendance (12) Jon Barber, Astrid Barber, Stafford van Putten, Paul Greenfield, Peter Egger, Heinz and G Pflieger, Greg Marshall.

Directors Absent: Judy Jenkinson, Graeme Sawtell.

3. **Apologies;**

Graeme Sawtell, Julie Dowsley, Judy Jenkinson, John Springett, John Rodgers, Peter Lake, Doug Chapman Rowan McGregor, Malcom McGregor Brendon McGregor, Christopher McGregor, Robert McGregor, Kirstein McGregor, Linda Lessing.

4. **Previous Minutes presented**

Motion: That the minutes of the last Annual General Meeting held on 24th July 2015 be accepted as true and correct with the above amendment.

Moved Peter Quinnell Seconded Mark Epper Carried

5. **Chairman's Report**

Ross spoke to his report which is attached and will be mailed out to members in the next newsletter. His report welcomed the members to the meeting and specially acknowledged all new members who joined the club during the year.

He highlighted the activities undertaken during the year with regard to the Pygmy Possum Lodge, Sale of 3 castaway units and the upgrading of Unit 8 which the club will keep as a viable asset for the club.

Ross also paid tribute to both Michelle Mawbey and Peter Quinnell who are retiring from the committee this year. He also thanked the other board members and company officers for their hard work during the year.

Motion: That the Chairman's Report be received.

Moved Ross Wheatley Seconded Malcolm Mathie Carried

6. Group Accounts

The Treasurer, Mark Epper, presented the Accounts and Statutory reports.

The P/L made a surplus of \$371,000 due mainly to the sale of the castaway units. Elouera Ski Club has \$426,000 cash in the bank at the end of March 2017 with a net operating profit of \$21,000 which is a significant improvement from a loss last year of \$10,312. This demonstrated the viability of the club. Currently we have no debt and cash in the bank of \$426,000 which includes income from forward bookings.

Mark asked for questions from the floor:

- He advised that there was no capital gain on the sales due to the accounts holding a significant capital loss on its books.
- He advised that the accounts were now broken down to business units to better identify surplus on the accounts.
- He advised that the current surplus will be used to support the procurement of the new sub-lease
- A question was asked on booking at members rates this was referred back to the Bylaws.

Motion: That the group accounts for the year ended 31st March 2016 be accepted.

Moved Mark Epper Seconded Jon Barber Carried

7. Appointment of Auditor

Motion: That Enhanced Finance and Company, be reappointed as auditor.

Moved Peter Quinnell Seconded Robin Griffiths Carried

8. Election of Directors

Article 37 of our Articles of Association declares; that 6 directors shall retire in rotation each year, along with the President and these people may stand for re-election.

There was one nomination was received for President and five nominations were received for directors by the closing date. In accordance with Article 37, there was no need for a ballot and the following nominations were elected to the Board:

President	Ross Wheatley
Directors	Malcom Mathie
	Graeme Sawtell
	Judy Jenkinson
	Richard van Putten
	Stafford van Putten

As there were still 3 positions vacant one from this year's rotation and two from 2016 the chair asked for further nominations from the floor. The following persons nominated from the floor:

Joh Barber
Alan Greenfield

As there were 3 vacant positions available both members were accepted to fill the vacant positions as directors.

Four continuing directors are Mark Epper, Robin Griffiths, Ken George and Peter Hill

The President congratulated the new Board for their support of the club and thanked the past members Peter Quinnell and Michelle Mawbey, who did not nominate, for their work on the Board.

9. **General Business**

The chair provided an update on:

1. **The lease negotiations for Pygmy Possum:** The NPWS provided the Board with a letter advising us that they were moving to the next phase of the establishment of the new lease. They were holding meetings with potential leasees as part of the requested for tenders and are confident that they will finalise the head leasee in accordance with their earlier correspondence. The letter also indicated that
 - o Current sub-leasees would be given first opportunity to a new sub lease with the head lease.
 - o That the club could start tentatively booking accommodation for the period after 30th October
 - o A further announcement on progress of negotiations is scheduled for early in the ski season
 - o T The current Head lessee maintains its commitment to the successful operation of Charlotte Pass

Stuart Schramm, Director Parks Assets, confirmed that it is the intention of Office of Environment to have negotiations concluded and a new lease in place before 30th October 2017.

2. **Unit 8 Castaways** is currently being reviewed by the Board to improve its viability following the sale of the other 3 units.
3. The occupancy of the lodge for the 2017 Ski Season (28 June to 20 Sep) is again showing improvement with 4 weeks currently full.

There being no further business the meeting was declared closed at 8.20pm, all present were thanked for their attendance and participation in the meeting.

10. **Meeting closed**

President's Report

Firstly, I would like to welcome any new members to our Club who may be here for the first time tonight. During the year we had 2 new members and transferred 5 memberships. We hope you will enjoy the many benefits of being a member of our Club.

I would like to briefly report on the Club's activities during the 2016/17 year.

Pygmy Possum Lodge – The 2016 winter season was busy. Overall the snow cover at Charlotte Pass resort held out reasonably well for the whole season despite some rainy periods mid season. Some of the heaviest snowfalls occurred at end of September and beginning of October. The Club was well represented during Race Week with 25 competitors across all divisions taking a fair share of the medals.

The Lodge occupancy improved. From early July until mid September we had 2 weeks that were fully booked, 4 weeks with 75% or better occupancy and 2 weeks at 60% occupancy. The Board introduced a Special rate for the week immediately after the July school holidays resulting in 25% occupancy vs zero.

We are one of the few Clubs that operates during the summer months and this time is becoming increasingly popular, especially with larger groups.

Castaways - Last year the Board decided to sell three of our four units at Castaways, Shoal Bay. This was completed in August 2016. The proceeds from the sales have been utilized to repay all Members' Loans. We retain Unit 8, which is a top floor four-bedroom unit with spectacular views over Port Stephens. The lounge and dining furniture has recently been upgraded. We are yet to finalise plans and costings for upgrades to the bathroom facilities.

The booking rates are considered by some members to be high. Rates are constantly reviewed and this will be an issue for the Board to consider in the near future.

Club Activities – Following a survey of members we have improved the selection in the Food Store. We are also now able to refund Food Store deposits electronically. We have introduced a change to the use of credit points for 2017 bookings to ensure we maintain a positive cash flow. The booking fees must now be paid in a mixture of cash/credit points with a minimum of 25% cash and up to 75% in credit points.

During the year the Board reviewed the Club's By Laws. Changes include:

- limiting the allocation of credit points to those working for the club, bringing non-members to stay at our lodgings and Lodge captains,
- ability to accept guests who present at the lodge on the day requesting accommodation. An additional fee will apply - \$20 or 10% of the cost of the stay, depending on which is greater,
- removal of associates and affiliates from our membership lists.

A number of working bees were conducted post and pre winter focused on cleaning, painting, shampooing carpets, checking heaters and electrics, repairs to water and mould ingress in some of our ground floor rooms and installing new beds, cots and new lounge covers.

A review of locker and trunk allocations was completed. (\$20 trunks and \$50 lockers)

I would like to thank all members of the Club for their ongoing support of the Club's activities and in particular thank all our wonderful volunteers who undertake various tasks during the year including attending work parties, stocking the food store. I would like to make special mention of the work carried out by our booking officers for Pygmy Possum lodge, Gary Jeffery and Judy Jenkinson. They do a great job dealing with the many requests promptly and efficiently.

I also thank my fellow directors for their efforts during the year, in particular Peter Quinnell and Michelle Mawbey who are retiring as Directors at the end of this meeting.

Michelle has done an excellent job as Minute Secretary and will be missed. Special thanks to Peter Quinnell, who retired as President during the year. Peter remained on the Board for the remainder of the year. He is a long-standing member, director and president of the Club. He has always been passionate about the club and its operations. He has played a vital role in ensuring that Pygmy Possum runs smoothly providing a comfortable and economic ski accommodation for all members and guests. Peter successfully guided the club through the challenging period following Geoff Mathie's death. Thank you Michelle and Peter.

Ross Wheatley