

B'RUSH SKI CLUB

AGM 2021 February 16th 2022

Via Microsoft Teams, 7.30pm

Welcome by Robyn Napolitano

CHAIRPERSON/RETURNING OFFICER: David Brent

Present: David Brent, Anne & John Campbell, Tony Coffey, Susan Davie, Lin & Klaus Dithmer, Andrew Graham, Nathan Grigg, Andrea Heard, Christopher Hebbbarb, Malerie Janes, Sarah Gevaux, John Lee, Vesna Lloyd, Adam Martin, Leah McFarland, Andy McLauchlan, Andrew Mead, Matt Miller, Robyn & Matt Napolitano, Murray Neilson, Brendan O'Neill & Karen Malane, Graham Palmer, Geoff Pearce, David Robinson, Brett Stanley, Gail & Paul Weston, Paul & Jill Wilson, Harold Zwier

Apologies: Hugh James, Kerry Buswell

Tabling of proxies: none

Establishment of a quorum for an AGM: (50% of voting & assoc. Memberships) present (50% of 52) – a quorum is established

Acceptance of minutes of previous annual general meeting

Moved: David Brent Seconded: Andy McLauchlan

Reports:

PRESIDENT'S REPORT- 2021 -another frustrating year!

We began the year 2021 with one bright light- our **2020 Annual General Meeting had a quorum** for the first time in ages (time unknown). The online format seemed to work well for our broadly spread membership and I was very impressed with the crowd of faces on the screen. I welcome you all to the AGM for Brush SC for 2021 (but held in 2022) and particularly offer a warm Brush welcome to new members **STEWART AND LYNNE COFF** and **ADAM and ALICE MARTIN**.

Once again committee members and volunteers were busy with much preliminary planning and arrangement making to prepare our lodge for winter guests. We were thrown again into doubt and frustration. Fortunately we had Karen and Brendon, who volunteered early, to work as our Managers for the season and that took a load of worry off our shoulders.

Our Managers for 2021 were members who took a break from work for winter season 2021- Brendan O'Neill and Karen Malane. Although they had a relatively quiet season, they happily guided the limited use of our lodge and supported the few guests who were allowed to enjoy alpine activities. In their down time, many little fix it jobs occurred and this proved to be a great help to the maintenance crew. Of course they also had to endure and enforce the endless COVID requirements – signage, vaccination checks, extra cleaning, masking and social distancing that has become common for most of us. These expectations will

become common for lodge use in the future too. Thanks heaps for all their efforts and we look forward to doing it again next season.

John Campbell stepped up and performed his usual **logistics**- arranging for season supplies to be in the lodge preopening. A champion effort and a very much appreciated. However, as the year progressed his health suffered a heavy 'WHACK' that slowed him down – just for a few weeks!! We hope he has recovered well.

Our valiant **Booking Officer Sarah Gevaux**-performed her usual miracles and deserves special mention. She capably kept the guest numbers clicking over early in the year and our occupancy was looking great. Thanks to her for all her efforts in this regard and especially for the extra work to manage refunds, the multiplication of communications required to placate potential guests and keep them on side for possible future bookings. All this – from Tasmania- with two small children- no hubby at home(in the Navy)- and moving house to Sydney!!

We have been so fortunate to have Sarah work with us for the last 9-10 years. (I hope I'm correct Sarah- best estimate from my sources). Sarah and David Robinson have been able to coordinate and refine all things to do with bookings and generally keep it all rolling on very smoothly. She has been a wonderfully dynamic driver to find ways to increase our occupancy and we will miss her bright manner as she has decided to finish her time as our booking officer. **We thank her sincerely** for her endless positivity and her determined energy to guide this important aspect of B'rush Ski Club.

It is my pleasure to let you all know that Brendan O'Neill- ably assisted by Vesna Lloyd, will be Booking Officer and Assistant for season 2022. I thank them in advance for their commitment to the smooth running of the club and look forward to a fantastically booked out season. Good luck to them both.

David Robinson is one of our technical whizzes and his busy day mostly concerns checking the Brush website, the cameras (like Murray too) the government releases and sites that might offer us some \$\$ and anything else pertaining to increasing occupancy at Brush and skiing at Mt Hotham. He sets up our Teams meetings and is one of the first (with Murray) to keep us informed about new/potential benefits.

David reliably informs me that the bookings for Brush were tracking to be the **BEST EVER** early in 2021.

Bookings to the value of \$150,000, with 95% occupancy in August had been recorded. Not surprising considering many people would be keen to catch up on what they had missed in 2020.

However, it was too good to be true - then the lockdowns began. The lodge was fully open for only 6 weeks. Later regional visitors were allowed another 7 weeks, but the Lodge fully closed 4 weeks. The \$60,000 we took for the year comprised \$47 K when fully open and then \$13K for regional and some staff accom towards the end of the season.

BOOKINGS FOR 2022 so far are touching \$100K- \$40K members, \$20K guests, and another \$40K from the large university/school groups we have nurtured over the years.

Geoff Pearce will tell you of the **maintenance program** and the efforts to get all works done for the season's guests- plus satisfy building regulation/ inspection requirements. I am very grateful to Geoff and his happy band of workers who find time to do the trip off season to Mt Hotham to complete the many essential tasks. Stork, Willow, Westo, Murray, Brett, Andrew Mead (from Sydney!), ... Geoff will list them all. Without this free labour our costs would be excessive and our lodge would be way less impressive

You will hear from **Facilities and Planning committee** later regarding forward plans and next major improvement. I am grateful to Nathan, Paul, John and others who drive this aspect of our club.

Once again our **Treasurer Tony Coffey** has had to keep on his toes to target any possible government offers to support the North East area and to assist tourism and businesses in many ways. He will tell you how we went in that regard and compare it to the bookings that actually arrived at the lodge this year. Sadly he also had to handle the endless refunds.

Gail has – as always-been proactive in ensuring everybody is linked into communications and on the same page for discussions as our meetings continued online. Her positivity and timely creative solutions for many issues assisted by her in depth knowledge of all members and historic club experiences has made her a very effective **B'rush focal point**.

Murray Neilsen is often our “early warning system” by being a member of various groups who support and advise alpine resorts and lobby government for more effective regulation and input. He is able to provide first-hand information to our committee meetings from groups like Alpine Resorts Industry Advisory Group, Hotham Skiers Association and others. This assists our committee greatly by putting us in an early position to pivot with any changes that may be mooted. Many thanks for all the hours and ideas.

I want to take this opportunity to **thank Benn Buswell** for his efforts over many years for Brush Ski Club. Benn has a booming electrical business that is occupying a lot of his time plus a growing family who need his attention. We understand that you cannot spread yourself fairly everywhere and we are grateful for all the work you've done for Brush on the Committee and in the many early years. A lot of the electricals at the lodge will have the BB finger prints on them. We wish you well for all you future endeavours and hope to see you and the children up at the lodge.

I am very grateful to all the B'rush Committee of Management members for their tireless efforts. All are constantly looking for opportunities to showcase B'rush Ski Club to the wider public and trying to improve and update our processes. 2021 has been “the second one out of the bag” and I hope it will be the last one we have to endure with such compromised use of our beautiful building.

Once again many thanks to all our committee members and I hope to see many members at the Annual General Meeting or up at the lodge when we are able.

Yours on the slopes,

Robyn Napolitano
PRESIDENT
B'RUSH SKI CLUB



Treasurer – Tony Coffey see attached reports

Maintenance Officer

Brush Maintenance report year June 2021- now

This year, albeit a strange year, we have managed to tick off a few more of the minor items as per we are required to do as a result of the "Fire Safety and Building Standards Audit".

Such as repair to Spa fence gate, fire extinguishers now correct and up to date, door near sauna can be lifted off on an emergency, fireplace chimney cleaned, repairs and repainting of exterior now well on way. Exit signs as per regulations, (almost done) .

As well as repainting of exterior, old flue vents in laundry have been removed, and blocked up. Electrical problem in bedrooms with neutral solved. Some more of the windows were re-stained on the inside. Bedroom corridors doors were rebuilt, and made much less heat loss, ongoing program of repairing dining room and lounge chairs. The original rear door has been replaced, (the old one was rotten and about to fall apart.) There are other items on the list of completed work, and there is always plenty to do up there.

Thanks must go to all the members who enjoyed a work weekend up there, but special mention must go to Stork, Willo, Andrew, John Campbell, Murray, Brett, all of whom do so much for the building and for the club.

The following are listed to be working bees up at the lodge.

FEB 19/20th – cancelled as no volunteers

March 12/13/14 (labour day weekend), continuing on until Friday March 19th

Easter

Work up there is not hard, not too brain taxing, and always enjoyable with good friends, good food, and a good sense of doing a good job, and building up bed night credits!

So come up, the more the merrier, enjoy the place in the off snow season as well

Current thinking that it will be "all hands needed" during the March long weekend, as we hope to repair the west wall

Geoff

Acceptance of financial statements: moved Murray Neilson, seconded Harold Zwier

Election of committee

All Executive Committee positions are vacated.

The following members have nominated for the committee positions:

President: Robyn Napolitano

Vice-President: Murray Neilson

Treasurer: Tony Coffey

Secretary: Gail Weston

Maintenance : Geoff Pearce

Exec Officer: David Robinson

Exec Officer: John Campbell

Exec Officer: Brett Stanley

General business:

Christopher Hebbard raised the issue of problems he experiences with our booking process: the member's booking period being so early in the year, his inability to book just a single bed, the unlikelihood of getting a late booking once rosters, shifts are known. Vesna Lloyd suggested that Christopher make contact with either her or Brendan directly to discuss any vacancies available at any time. It was also suggested that Christopher could make a booking 'on spec' and confirm/cancel once his work requirements are known.

David Robinson spoke about our need to get into the market early in the year to guarantee we can take advantage of group bookings. For example, this year we have lost the MUSKI booking after many years as they wanted confirmed dates before the 15th February. We need to balance the benefits of the group bookings with the strong desire to make the Lodge available to members when they want to be there. The committee will take this issue on board and discuss at the next committee meeting.

Brendan O'Neill wished to pass on his thanks to Sarah Gevaux and David Robinson for the help and time they gave to ensure a smooth handover of the booking officer role.

Geoff Pearce, on behalf of the Club, thanked David Robinson for all the extra work done to ensure that we were on top of all the ever-changing COVID requirements, rules and regulations.

Presentation: Planning & Facilities Committee

The western wall re-cladding is pencilled in for mid March. Of note, it is exempt from planning permit process, which is great for us.

Proposed additional works in parallel with re-cladding those walls is the inclusion of upgraded "fly wire" (steel mesh) to openable windows to prevent ember ingress in the event windows are left open

In terms of other matters:

- The capital works that we proposed for 2020 were postponed, and postponed again in 2021 season. In the short term, until we get another season under our belt, not proposing to do further internal works (bathrooms) that were discussed at the 2020 AGM. Given that the regulatory framework around our type of accommodation has changed so much in terms of shared facilities, the P&F committee will be looking at it during 2022 through a fresh set of eyes and report back.
- Over the 2020/2021 summer, the Club received its annual report from the RMB a report relating to Fire Safety and Building Standards, following the annual inspection undertaken by the RMB's nominated inspector.
- A number of compliance items were addressed prior to the start of the not-season last year, relating to fire and life safety, and essential safety measures, including a fire engineering review, on-site testing, engineering drawing updates, and assessment of what is actually required re: detectors and alarms as opposed to what the inspector may prefer.
Any minor "bits and pieces" that still remain to be attended to prior to season 2022 start.
- Door and window frames on the north have been painted, along with other painting and maintenance works around the building. Thanks to all the volunteers who have made the time to make all this happen.
- Manager's window to be replaced prior to season start, to be broken up into two windows (possibly three) to make the installation safer and simpler.