

BRUSH COMMITTEE MEETING

13/7/22 7.30pm

Via MS Teams

Attendees: Murray Neilson, Robyn Napolitano, John Campbell, David Robinson, Gail Weston, Brett Stanley, Brendan O'Neill

Apologies: Tony Coffey

NO	ITEM DESCRIPTION:	ACTION BY:
1.	<p><b>FINANCIAL:</b>                      *Current balance is \$265420 with \$8420k owed on the credit card. Current GST liability is \$4708 and FECA &amp; site rental, \$9902</p>	TC
2.	<p><b>WEBSITE:</b>                      *Redevelopment of the website - members are invited to check out the work done so far by accessing the following link:  <a href="https://www.loom.com/share/5aff86ec5e8d491ca9920e43ef6d5b5f">https://www.loom.com/share/5aff86ec5e8d491ca9920e43ef6d5b5f</a>                      Please forward any feedback you have to David Robinson – <a href="mailto:davirobi13@gmail.com">davirobi13@gmail.com</a>                      We may also need some help with the provision of new copy and photos/videos. If you think you might be able to assist in these areas, please let us know. Any copy writers out there?</p>	DR
3.	<p><b>MAINTENANCE:</b>                      *JC is preparing a risk management plan which is a requirement for our spa as it is designated a 'category 2 aquatic centre' - ongoing                      *JC/GP have discussed alternatives for the disposal of the spa water other than releasing into the ground. JC has a reasonably simple solution in mind – on-going                      *Spa barrier compliance – Following the first inspection, some modifications were required in order to meet the compliance requirements. Thanks to Geoff Pearce and John Campbell for their work in freezing conditions to get this done. We have now received the compliance certificate via Alpine Shire, at a much reduced cost to that quoted by other providers.                      *BS has investigated possible dishwasher replacements for when and if this becomes necessary. Commercial sanitisers appear to be a possibility and BO is investigating their current use in other lodges.                      *Report from BS on recent geothermal repairs:                      We were somewhat luckier this time as we found multiple leaks at the surface and could repair them all quite easily and didn't have to isolate any of the pipe work that goes vertically into the ground. The maintenance crew from the RMB was fantastic and made the job a lot easier than it would have been without them. I believe a debt of gratitude or graft is owed and I think we should extend our thanks in some way. I'm a big believer in returning favours.                      We also added a couple of pressure monitoring devices to pipe work in the plant room so we can get a better reading on the system's performance. I do need to make some small wiring adjustments next time I'm up there as they aren't yet quite operating the way we would like.</p>	JC JC/GP BS/BO

	<p>Murray has them appearing on his PLC log in but they're not showing the correct readings. That should be an easy fix.  Date: 22/5/22  Attended HP1 geothermal heat pump system servicing bedrooms not operating.  Found system out of refrigerant and cut out in low pressure control. Had previously attended and proven that the leak was indeed in the outside field. Previous pressure test proved that internal piping circuit was sound and not leaking.  Maintenance staff from RMB graciously excavated the manifold of the ground sourced pipe array to assist us in finding leak.  Found system leaking on liquid line manifold at multiple 1/4 copper line connections. This manifold is the smaller of the 2 and is below the suction manifold as shown in the attached photos  Remove liquid line manifold and repair multiple leaks and pressure test with nitrogen.  Manifold holding pressure  Pressure test liquid and suction ground sourced copper field with nitrogen to ensure not further leaks under the surface. No further leaks were found  Reinstall liquid line manifold and pressure test entire system with nitrogen. The system held pressure well.  Installed high side and low side pressure transducers to both systems so as the pressures can be read remotely via the PLC  Triple evacuate entire HP1 system to remove any possibility of moisture in the system and recharged with R407c refrigerant.  RMB staff delivered a load of sand which we used to back fill excavated pipe work. This will protect the pipe work better than the previous back fill which consisted mainly of rock ranging from a small fist to football sized rocks mixed with dirt.  Test run system and observed.  All working ok.  Many thanks to Brett for his time and efforts.  *GW to arrange appropriate thanks for RMB team  *TC to discuss with our insurers re claiming for the cost of this repair. Invoiced cost: \$8492  *Shower leak has returned so offending cubicle in the ladies has been made unavailable for the time being.  *The annual essential safety measures report was due recently. GW to follow up with GP  *Summer job: check all mattresses and replace as necessary. Managers to check condition of mattresses in their pack up/shut down at the end of the season</p>	<p>GW  TC  GP    GW-GP  BO/KM</p>
4.	<p><b>BOOKINGS:</b>  *VL to review our booking policy as it currently appears on the website  *July and August are almost booked out, bookings for September are looking very healthy.  *Only one COVID cancellation to date.  *BO has received positive feedback from members and the public to the email accommodation alerts he is generating.  *Payment reminders are also getting a good response  *BO to enquire about the new on mountain linen service with the view to possibly needing to provide linen in the future.</p>	<p>VL    BO</p>
5.	<p><b>PLANNING &amp; FACILITIES COMMITTEE:</b>  *P&amp;F committee to convene a meeting with the view to outlining a timetable for works to be undertaken this summer :</p>	

	<ul style="list-style-type: none"> <li>• cladding the western wall - can this be done prior to Christmas?</li> <li>• Rebuilding the amenities area – given the on-going leakage problem, can and should this project be brought forward?</li> <li>• Possible walkway to cover steep entrance area</li> </ul>	
6.	<p><b>MANAGERS:</b></p> <p>*Brendan reports that all has gone well so far this season, with any issues being dealt with promptly.</p> <p>*Unfortunately there were a couple of thefts from our drying room in the early weeks. MN has positioned the entry camera so that BO can oversee arrivals and departures as required. He has also put signs up saying that the areas are monitored, as a deterrent. The front door is kept locked at all times. Members are asked to be diligent and observant whenever they're on site to help eradicate this type of behaviour.</p> <p>*Karen expects to arrive early next week. We'll probably hear a cheer from Brendan!</p>	
7.	<p><b>GENERAL BUSINESS:</b></p> <p>*We have received some enquiries regarding associate memberships. After discussion, the committee considers that these should be available to member's children only. The cost is \$1000, annual fee \$150 and accommodation at member's rates is 25% of full member allocation, no voting rights.</p> <p>*No further word on the new ARV except that the board should be in place by the end of the year.</p>	
	<p>Meeting closed at 8.45pm</p> <p>Next meeting – Wednesday 17/8/22, 7.30pm, via Microsoft Teams</p>	