

BRUSH COMMITTEE MEETING

13/12/23 7.30pm

Via MS Teams

Attendees: John Campbell, Gail Weston, Tony Coffey, David Robinson, Robyn Napolitano, Murray Neilson, Geoff Pearce

Apologies: Brett Stanley

Guests: Andrew Mead, Brendan O'Neill

NO	ITEM DESCRIPTION:	ACTION BY:
1.	<p><b>FINANCIAL:</b></p> <ul style="list-style-type: none"> <li>*Current balance is \$235k, \$7590 owed on the credit card.</li> <li>*Major projects(en-suites) expenditure thus far is \$11677</li> <li>*Insurance paid late November - \$27k</li> <li>*ANZ has been notified that we won't be progressing with the loan at this stage</li> </ul>	
2.	<p><b>WEBSITE:</b></p> <ul style="list-style-type: none"> <li>*Monthly report from Abby indicates that all is going well</li> <li>*New accommodation rates to be added prior to Member's booking period opening</li> </ul>	DR
3.	<p><b>MAINTENANCE:</b></p> <p>*13 attendees are so far booked in for the next working bee to take place over Australia Day weekend, running from 19<sup>th</sup> to 28<sup>th</sup> January. If you can make it up for any or all of the days, please let Andrew Mead know to assist with arranging catering – <a href="mailto:bonshawmead@yahoo.com">bonshawmead@yahoo.com</a></p> <p>The work to be covered consists of:</p> <ul style="list-style-type: none"> <li>Preparation of bedroom floors for new carpet</li> <li>Windows varnished</li> <li>Mowing and whipper snipping, cleaning front drains</li> <li>Removal of rubbish</li> <li>Continuing work arising from ARV audit (final submission due May'24)</li> <li>Repairs to spa door</li> <li>Refitting refurbished flywire screens</li> <li>Painting of bedrooms and manager's room</li> <li>Fitting weather strips to external doors</li> </ul> <ul style="list-style-type: none"> <li>*Evacuation signs need to be updated</li> <li>*Revised floorplan of bedroom areas required for website</li> <li>*Additional smoke detectors and heat sensors are required</li> </ul>	JC-JL AM-JL GP
4.	<p><b>BOOKINGS:</b></p> <ul style="list-style-type: none"> <li>*Some changes to be made to booking procedures and practices:</li> <li>-no half room bookings</li> <li>-weekend days will not be split ie. Friday and Saturday nights to be booked as a block. We have found that we have had a number of 'orphan days' which were meant empty beds as a</li> </ul>	

	<p>result of single night bookings or multi day bookings starting or finishing on a Saturday. By only having weekends booked as a block we would expect to see less of these 'orphan' weekend days.</p> <p>-minimum booking of two nights at anytime throughout the season</p> <p>-BO'N to email the guest contact list with 2024 booking information</p> <p>-room 8 to change to 2 double beds and an over-bunk, providing a 5 person family room and another option for guests.</p> <p>*Room configurations going forward:</p> <p>Room 1 3 sets of bunks</p> <p>Room 2 (en-suite) 1 double and 1 set of bunks</p> <p>Room 3 1 double and 1 set of bunks</p> <p>Room 4 (en-suite) 1 double and 1 set of bunks and 1 over-bunk</p> <p>Room 5 3 sets of bunks</p> <p>Room 6 (en-suite) 1 double and 1 set of bunks</p> <p>Room 7 1 double and 1 set of bunks</p> <p>Room 8 (en-suite) 2 doubles and 1 over-bunk</p> <p>*Following on from some extensive research undertaken by David Robinson, we find our rates to be between 6 % and 16% below comparable lodges. The committee has decided to raise our rates by 8% across the whole season. This means we will still be on the lower side of what's available but it will help us meet the price increases we are facing eg. FECA and ARV rates have risen 10% and insurance continues to rise annually.</p> <p>*The Member's rate remains at 40% of the commercial rate and member's rate accommodation allowance remains at 40 bed nights during shoulder and high seasons and an additional 10 bed nights during low season.</p> <p>*En-suite rooms continue to be charged at an additional 20% on the commercial rate</p> <p>*Low season remains June and September, shoulder season remains from July school holidays through to the last weekend in July and high season remains in August.</p> <p>*Member's booking period will run from 9am on 30/1/24 until 5pm 7/2/24. This has been slightly reduced on previous years to accommodate the availability of booking officers but historically most member bookings have come in during the first 5 days in the past.</p> <p>*members will continue to email their booking requests directly to the booking officer – <a href="mailto:bookings@brushskiclub.com.au">bookings@brushskiclub.com.au</a> during the priority booking period. Brendan will design a booking template to be used by members and this will be distributed during January.</p> <p>*Commercial bookings will be taken from 9am on 8/2/24</p> <p>*Only one whole lodge commercial booking has been taken at this stage – MUSKI 14-19 July</p>	<p>BO'N</p> <p>BO'N</p>
5.	<p><b>PLANNING &amp; FACILITIES:</b></p> <p><b>BATHROOMS &amp; ENSUITES PROJECTS:</b></p> <p>*As was mentioned in last month's minutes and given that we haven't been able to contract a builder, AM will discuss with NG and JL adding the external works (raising the spa, adding an external door to the wood storage) to the plans. This will need a planning permit.</p> <p>* We are also obliged to provide wheelchair access to the front door from the corner boundary of our block. This can be achieved through a gentle gradient pathway and raising the front deck so there isn't a step at the entry door. The wooden deck needs to be replaced with metal to meet bushfire rating requirements so these two tasks can be achieved together. These will also be part of the planning permit.</p> <p>*Once the new drawings are complete we can begin the task of contracting a builder for summer of 24/25. We are hoping to have drawings by the end of January.</p>	<p>AM- JL/NG</p> <p>AM- JL/NG</p>
6.	<p><b>MANAGERS:</b></p> <p>*GW to send booking changes to Suzie and John for their information.</p>	<p>GW</p>

7.	<p><b>GENERAL BUSINESS:</b></p> <p>* GW to ask HZ and DB on the progress they've made towards the Incorporation of the Club: what are the pros and cons of undertaking this process? Can we change the Club without changing the lease?</p> <p>*AGM: The date for our AGM is set for Wednesday February 7<sup>th</sup>. This will be a hybrid meeting – both on-line and in person to hopefully suit as many members as possible. The venue is likely to be the Tower Hotel, East Hawthorn (to be confirmed). Microsoft Teams link to be sent out in January. Please add this date to your calendar!</p> <p>*The committee would like to wish everyone a happy and safe festive season and let's hope for a very snowy season '24!</p>	GW-HZ/DB
	<p>Meeting closed at 10pm</p> <p>Next committee meeting – Wednesday January 17th, 7.30pm, via Microsoft Teams</p>	