

BRUSH COMMITTEE MEETING

15/11/23 7.30pm

Via MS Teams

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

Apologies:

Guests: Andrew Mead, Brendan O'Neill

NO	ITEM DESCRIPTION:	ACTION BY:
1.	<p>FINANCIAL:</p> <p>*Current balance is \$257k, \$2078 owed on the credit card.</p> <p>*A recent valuation of the lodge undertaken by RMB sees our FECA charges rising by approx. \$2k per quarter so our quarterly charges will rise from just under \$10k to approx. \$12k</p> <p>*The committee has tasked TC with arranging a four month deferment of the building renovation loan, given that we have been unable to contract a builder at this stage.</p>	TC
2.	<p>WEBSITE:</p>	
3.	<p>MAINTENANCE:</p> <p>*A very successful work weekend was held over the 4th – 7th November. Thanks to all of the attendees:</p> <p>Andrew Mead John Campbell Geoff Pearce Tony Coffey Nathan Grigg Adam Martin Oscar Ziolkowski & girl friend Macey Fergus (Oscar's mate) Susan Davie Matt Miller</p> <p>The work undertaken included:</p> <p>Laying Scyon sheeting in rooms 2 & 6 in readiness for the start of work on the new ensuites on Nov. 18th. This entailed pulling up the chipboard flooring, laying sound insulation under floors & gluing and screwing down the Scyon</p> <p>Commenced painting rooms 3 & 7 in readiness for new carpet in April next year</p> <p>Sanded & painted fascia board, laundry doors & shedding room window</p> <p>Painted coffee table in sepo</p> <p>Fixed back door lock</p> <p>Cleared out a lot of rubbish from under the lodge for hard rubbish collection</p> <p>Mowed the lawns</p> <p>Painted veranda ceiling white, ready for 2nd coat</p> <p>Moved venetian blinds in rooms 4 & 8 so fly wire screens will fit on east windows</p> <p>Fixed broken chains on racks in drying room</p> <p>Fitted door closer to Manager's door to comply with RMB audit</p> <p>Fixed room 4 door latch</p>	

	<p>Tightened mount brackets on corner shelves in ensuite showers Filled holes in walls where kiddie bunks had been removed Some bikini lights removed Fitted corner & end flashing to cladding Installed grill & handrail to end of lower deck Conducted safety audit for response to RBM Audited flyscreens for repair & mesh replacement.</p> <p>*Adam Pearce has recently acquired a 2 door fridge to replace the current unit, and a second dishwasher/sanitiser at no charge! The committee extends its heartfelt thanks to Adam for these fabulous finds!</p> <p>*One of the induction hotplates is currently not functioning. GP is investigating possible repair.</p> <p>*The fly wire screens that need upgrading with approved mesh (as per recent RMB audit) will be taken to Myrtleford Repairs by the end of November.</p> <p>*The new sauna to be fitted early next year when ensuite electrics are undertaken. Stewart Coff has agreed to take care of all the electrical requirements of these two jobs.</p> <p>*The committee has responded to the RMB regarding the recent safety audit, indicating which jobs have been done and a timeline for completing others. No response received at this stage.</p> <p>*JC to purchase additional smoke detectors and new egress signs have been ordered to also comply with the audit.</p> <p>*Some changes to the spa door are required. GP and JC are investigating this.</p> <p>*Kiddy bunks removed from rooms 2 and 6 will be relocated in rooms 4 and 8.</p>	<p>GP</p> <p>SC</p> <p>JC</p> <p>JC/GP</p> <p>JC</p>
4.	<p>BOOKINGS:</p> <p>*The committee approved the refund of a large booking that cancelled in September once lifts closed.</p> <p>*MUSKI have requested some dates for 2024: last week of July – not available for a whole lodge booking, will suggest 14 to 18 July as an alternative, requested September dates should be okay.</p> <p>*Snow Monkey is now offering summer accommodation service, cleaning and concierge services. They are also handling winter school bookings. None of the dates they currently want are available but we will keep a dialogue happening.</p> <p>*Even though there are some works definitely happening over this summer, members are welcome to use the lodge. At this stage only rooms 2 and 6 are totally out of action. Some beds have been stored in rooms 4 and 8 but they don't prevent access. Members are requested to make any bookings through Brendan (bookings@brushskiclub.com.au). BO'N to alert AM of any bookings made over the summer period.</p> <p>*Our managers reported having a pretty difficult time with the RMIT booking last season. Committee will contact the organizers to suggest they implement a similar system to MUSKI where team leaders monitor behavior, communicate lodge requirements and intervene if necessary.</p> <p>*DR has started a comparison of our rates with similar lodges and early indications are that we are looking to be a bit on the low side. Our last rate increase was 5% for the 2023 season and the last full comparison was done 2 years ago. Also, it appears that many lodges are returning to booking blocks of 5 (mid-week) and 2 (weekend) days only. While we don't take single night bookings over weekends in the high season, we have allowed them at all other times. These items will be discussed further at the next committee meeting, along with the rate for ensuite rooms and whether we reintroduce a kid's rate. Members are very welcome to forward their thoughts and suggestions.</p>	<p>BO'N</p> <p>B'ON-AM</p> <p>GW</p> <p>DR</p>
5.	<p>PLANNING & FACILITIES:</p> <p>BATHROOMS & ENSUITES PROJECTS:</p> <p>*The search for a builder continues. AM has spoken with an additional 5 builders over the past month who all cite a shortage of carpenters as their reason for being unable to take on the job. At this stage Bright Alpine Builders are still to submit a quote. They are planning on</p>	

	<p>visiting the lodge in the upcoming week. AM and committee agree that the end of November has to be our 'pull the pin' date for doing the bathroom reno this summer. If the job is deferred to 24/25, committee feels it would make sense to do both the internal (bathrooms) and external (raising the spa) works at the same time. Extra permits and engineering are required for the external works (AM to contact NG). We may need to reassess the size of the loan if the complete works are undertaken.</p> <p>*Bathroom fixtures and fittings: at this stage only purchasing what is required for the ensuites.</p> <p>*John Lee has all the documentation for the bathroom reno completed, just waiting for a contracted builder registration number.</p> <p>*The ensuite doors will open inwards and therefore need to be on removable hinges. AM to check this with JL</p> <p>*Solid or hollow doors for ensuites? Noise reduction dependent on sealing of doors rather than type of door.</p> <p>*Ensuite ventilation: MN – AM</p> <p>*AM has received revised quote for the bedroom carpet replacement.</p> <p>*AM to investigate the most cost effective rubbish removal (eg. old carpet)</p>	<p>AM-NG</p> <p>AM-JL</p> <p>MN-AM</p> <p>AM</p>
6.	<p>MANAGERS:</p> <p>*Suzie and John were very pleased to receive a voucher for dinner for two at Chris's of Beacon Point as a thank you for their work during the season.</p>	
7.	<p>GENERAL BUSINESS:</p> <p>*Committee met with Nicole Dyson to chat about her family's possible purchase of Emily Tobin's membership. Nicole, Michael and Axel visited the lodge in June and met members present at the time. The committee is happy for the sale to go ahead.</p> <p>*It's been suggested that we should reinstate a Club Christmas get together. Probably too late for this year but if any members have any suggestions re getting this off the ground, please pass them onto a committee member.</p>	
	<p>Meeting closed at 9.40pm</p> <p>Next committee meeting – Wednesday December 13th, 7.30pm, via Microsoft Teams</p>	

Items for next meeting:
Date for AGM
Rates for 2024 season
Booking opening dates