



SPENCERS CREEK SKI LODGE CLUB LIMITED
MINUTES OF THE 39TH ANNUAL GENERAL MEETING

MINUTES

held on **Monday the 3rd December, 2018** at the Dee Why RSL Club

Apologies: Geoff Paul, Natalie Otton-Roberts, Steven Bain, Emma & Trent McDowell, Peter Stancliffe, Shawn Jolley, Bill Stanley

Quorum: A Quorum of members was deemed to be in attendance

ORDINARY BUSINESS:

1. The report of the Directors and the Financial Statements for the year ended 30th June 2018 was taken as read.
2. Election of Committee Members
 - a) It was resolved by a majority of the members present that Mr Peter Allen be re-elected as President until the next Annual General Meeting.
 - b) It was resolved by a majority of the members present that Mr David Parslow be re-elected as Honorary Secretary until the next Annual General Meeting.
 - c) It was resolved by a majority of the members present that Mr Rod Kingham be re-elected as Honorary Treasurer until the next Annual General Meeting.
 - d) It was resolved by a majority of the members present that Mr Shawn Jolley be re-elected as a Director of the Company until the next Annual General Meeting.
 - e) It was resolved by a majority of the members present that Mr Marc Lyndon be re-elected as a Director of the Company until the next Annual General Meeting.



SPECIAL BUSINESS:

3. Following recommendation by the directors, it was resolved by a majority of members present that annual subscriptions and accommodation rates be amended as follows;

Annual Subscription per family debenture - \$700

Winter Accommodation Rates:

Adult Member	\$200 per week
Members Child 18y-25y (studying)	\$200 per week
Members Child <18y	\$150 per week
Guest Adult	\$800 per week
Guest Child <14y	\$400 per week

Summer Accommodation Rates:

Whole of Lodge bookings only
\$350 per night (minimum of 3 nights)
or
\$1750 per week

4. The following special resolution was resolved unanimously by the members present;

That pursuant article 72 of the Company's Articles of Association, that email correspondence be considered a suitable means of issuing notices to members.

5. The following special resolution was resolved unanimously by the members present;

That pursuant article 10 of the Company's Articles of Association, that an entrance fee of \$1000 be imposed for any successful new membership applications.

6. The following special resolution was resolved unanimously by the members present;

That pursuant article 4 of the Company's Articles of Association, that a new category of membership to be known as "Life Member" be added. Nomination for Life Membership must be made to the Committee who will consider the merits of the nomination, and if so determined provide a recommendation to the club members to confer Life Membership on the Nominee by agreement of a majority of members present at the Annual General Meeting of the Club. Life Members will receive free annual subscription to membership of the club, and will access all accommodation and membership privileges of an ordinary member.



7. The following special resolution was resolved unanimously by the members present;

That Mr Edwin Lyndon be conferred Life Membership of the Spencers Creek Ski Lodge Club

8. The following special resolution was resolved unanimously by the members present;

That Mrs Hilary Lyndon be conferred Life Membership of the Spencers Creek Ski Lodge Club

9. The following special resolution was resolved unanimously by the members present;

That Mr Edward Kingham be conferred Life Membership of the Spencers Creek Ski Lodge Club

It is recorded that Mr Peter Allen, Mr Richard Staniland, and Mr Rick Walkom spoke on behalf of the club to thank Ted, Hilary and Ted for their years of service to the club. They each recognised the joy that their hard work has provided to many member families and their guests to date, as well as the legacy of a unique ski lodge facility that they have left for many generations to come.

GENERAL BUSINESS:

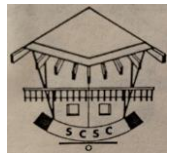
10. Lodge improvements/maintenance costs

The figures shown in Appendix A were tabled and discussed at the meeting.

The Expenses Vs Income sheet lists the anticipated expenses for the 2018/19 year and how this value was used to determine the debenture subscriptions and accommodation fees for the year.

The Capital Improvements sheet was prepared by the Directors to highlight to members the possible/likely capital expenses to be incurred by the club in coming years. Whilst a number of these capital improvement items are optional, it was the feeling of the meeting that they will be required in the next 5-10 years. **It is noted that contributions of ~\$9000 per member family over coming years will be required to finance these capital improvement costs.**

Capital expenditure will be required this year to meet Fire Safety Compliance, upgrade some furniture, and undertake immediate maintenance activities. To cover these capital expenditure costs it was



proposed and accepted by the meeting that each member family will be levied a capital improvement fee of \$2000. This capital improvement fee will be due for payment by end June 2019 – formal notification will be provided in due course. Future capital improvement initiatives and associated fees will continue to be considered by the committee and discussed at each AGM to seek member input and approval moving forward.

11. Club Website

A draft of the club website was shown to the meeting. It was the feeling of the meeting that this website will provide a common source of information to members and their guests. The information will also be useful in attracting new members.

12. Accommodation Fees for Adult Siblings

Discussion was held around the accommodation fees for adult siblings. The committee will consider further whether a special category of accommodation fee should be applicable to non-dependant adult siblings of members.

There being no further business, the meeting was closed a 9:30pm.

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Peter Allen - Chairman



Appendix A

Expenditure Vs Income

Capital Improvement Estimates

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Expenses Vs Income

Expenses 2018/19	Budget
Audit fees	\$ 4,500
Consulting and Professional Fees	\$ 500
Electricity	\$11,500
Firewood	\$ 1,900
Insurance	\$10,500
Postage	\$ 20
Pantry Provisions	\$ 1,100
Repairs and Maintenance	\$ 7,000
Winter Care Taking Fee	\$ 500
Room Hire for AGM	\$ 200
Telephone	\$ 700
Rent	\$ 5,400
Sub Lease Grant Fee (Item 17 of Reference Schedule)	\$ 6,600
Environmental Research and Rehabilitation Contribution	\$ 450
Municipal Services Charge	\$18,500
TOTAL EXPENSES	\$ 69,370

Income Estimate			
Item	Fee	Qty	Total
Debentures (per family)	\$700	35	\$24,500
Accomodation			
		per winter week	
Adult Member	200	4	\$9,600
Members Child 18-25 Studying	200	1	\$2,400
Members Child <18	150	2	\$3,600
Guest Adult	800	2	\$19,200
Guest Child (<14)	400	2	\$9,600
		per summer week	
Weekly Booking	\$1,750	2	\$3,500
		Total Income	\$72,400

Capital Improvements

Item	Estimated Cost	2019	2020	2021	2022	2023
BCA Consultant	\$6,820	1				
Fire Safety/Compliance - to achieve 1B	\$20,000	1				
Sauna Removal	\$1,000	1				
Electrical Switchboard Replacement	\$7,800	1				
Replace External Doors	\$10,000	1				
Front Door Lock	\$300	1				
Furniture upgrade	\$5,000	1				
New drinks fridge	\$1,000	1				
New fridge in RHS kitchen	\$1,500	1				
Front Spot Light Replace	\$300	1				
R2 Toilet Bowl Broken	\$250	1				
Costs to increase to 16 beds (2B)						
Fire rate walls/ceilings on L1	\$10,000		1			
Fire-rated Doors - L1	\$5,000		1			
New carpet in bedrooms	\$7,500		1			
Fire Sprinklers on L1	\$10,000		1			
Interior Painting	\$5,000		1			
Bedroom cabinets	\$3,500		1			
Legal fees	\$7,000		1			
External Cladding/painting	\$50,000			1		
Upgrade Handrails	\$30,000			1		
Steel Gate for decks	\$10,000			1		
Kitchen Refresh	\$60,000				1	
Redo Bathrooms	\$40,000				1	
Grand Total	\$291,970	\$ 53,970	\$ 48,000	\$ 90,000	\$ 100,000	\$ -
Total contribution per family	\$9,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 3,000	
Figures assume non-specialist labour contribution from members						