

Kiama Alpine Club Cooperative Limited



Annual Report 2010



Club Contacts

President	Liz Wynn
Vice President	Trevor Wilson
Treasurer	Steven Walker
Secretary	Julie Christensen
Booking Director	Tony Lloyd
Club Captain	Rob Molino
Communications Director	Tatiana Maxwell
Lodge Operations Director	Gayle Pugh
Property Maintenance Director	James Garner
Promotions Director	Karyn Bartholomew
Club Solicitors	Sandy Rendel, Kathryn Telford
Lodge Managers	Robert and Sally Walker

Life Members

Eugene Baranowsky (deceased), Lala Baranowsky (deceased)

Barry Booth, Geoff Boxsell, John East,

John Fraser, Joan Fraser, Alan Fredericks,

Anne Honey, Geoff Honey, Geoff Walker (deceased),

Howard Waters (deceased), Fred Wynn (deceased),

Ron Wynn (deceased), Val Wynn, Keith Young (deceased)

Kiama Alpine Club Cooperative Limited ABN 53 474 789 058
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President

In looking back over 2010, the Kiama Alpine Club saw some significant occasions. Alan Fredericks retired after an unparalleled 26 years as a Director and 25 years as President; Thredbo received one of the best August snow falls in many years (which was not related to Alan retiring for those who attended his retirement “roasting”); and almost record numbers of members attended Club activities including the May AGM, the May working bee and the September Club weekend.

I am pleased to report my first year as President has been a fruitful one, one that I have very much enjoyed and one that hopefully has been a fairly seamless transition for members.

It has been a tremendous honour to become the 16th President of the Kiama Alpine Club and to take over from Alan Fredericks. I am still amazed how anyone could demonstrate such sustained commitment and drive over such a long period and I have greatly appreciated Alan’s guidance over the past year. Thank you also to all the members who have wished me well and provided feedback and suggestions.

A better than expected year

From a financial perspective, the Club had a positive year. Although we ended with an operating loss of \$18,833, this was after accounting for depreciation and amortisation expenses of \$55,817.

Initially proposing a break-even operating budget, the Board was successful in turning this into a healthier \$34,000 surplus by reducing many of our operating expenses such as insurance and heating; increasing our accommodation revenues helped by sustained promotion and awareness and good August snow conditions; maximising our membership fees with ten new members joining the Club in 2010 and a continued focus on reducing the number of members with outstanding membership arrears.

As expected, no major capital expenses were incurred in 2010. The funding allocated for the bathroom renovation (\$70,000) was invested in term deposits and the debt incurred for the kitchen/dining area upgrade project was further reduced as projected.

Many of the Board’s 2010 initiatives were progressed, including:

- Installing a new booking and membership system;
- Re-appointing our Lodge Managers, Robert and Sally Walker, to manage the Lodge until at least Jan 2012;
- Introducing new booking conditions to streamline operations and encourage longer stays;
- Commencing strategic planning by establishing a draft 10-year capital works program incorporating the bathroom upgrade;
- Reviewing our accommodation rates and booking conditions and implementing the recommendations - introducing competitive summer rates and increasing winter rates to improve our financial position;
- Making our Lodge ‘bike-friendly’ and introducing new summer activities to attract mountain-bikers and hikers; and
- Endorsing the amended Club Rules as recommended by the Sub-Committee ready for discussion at the 2011 AGM.

Unfortunately time constraints delayed the completion of the second DVD installment of the Club's history. However, a significant amount of work has been completed by Alan Fredericks, Barry Booth and Chas Keys and we intend to progress this in 2011 as well as creating a booklet supplement to our history book 'Kiama in the Mountains' written by Chas in 1997.

2010 Annual General Meeting held in Kiama

The 2010 Annual General Meeting (AGM) was held in Kiama in May at the brand new conference centre Kiama Showground Pavilion. More than 70 members attended the meeting along with the majority of our life members. Along with myself, two new directors were accepted – James Garner and Karyn Bartholomew. Following the AGM, more than 80 people farewelled Alan Fredericks by paying tribute to his many achievements over the past 26 years.

Membership

In 2010 we welcomed ten (10) new members to the Club – all children of members having turned 18 years, bringing our total membership at 31 December 2010 to 367 members. Details are included in the Club Secretary's report.

Sadly, we farewelled Life Member Geoff Walker, who passed away in October. Geoff joined the Club in 1959. He contributed as a Director for almost 20 years and was President in 1962 and 1965. Geoff will be sadly missed but his legacy lives on with two of his four sons, Robert and Steven, also contributing much of their spare time to the Club.

Club Champions in 2010

All our racing activities were well patronised in 2010. The Juniors achieved outstanding results with some first and third placings. The seniors achieved 7th overall and five members participated in the Thredbo Top to Bottom. Unfortunately the Club Weekend was a complete wash-out and we awarded our Club Champions based on the earlier junior and senior participation. Trophies will be presented to our Club Champions at the 2011 AGM in Kiama. Details are included in the Club Captains report.

Bathroom upgrade

At the 2010 AGM the Board requested specific feedback on the future upstairs bathroom upgrade. Four options were presented ranging from a basic upgrade through to reconfiguring to ensuite style bathrooms, as well as numerous funding options. A survey was conducted and further feedback was actively encouraged at the Lodge throughout the winter season

Taking all the feedback into consideration and the widespread concern regarding the Club's indebtedness, the Board has determined to:

1. Postpone upgrading the bathrooms until the summer of 2012/13 – to allow for the Club to be in a stronger financial position; and
2. Incorporate the bathroom refurbishment as a prioritised capital expenditure within the 10 year plan and establish a capital works budget

At this stage the Board feels a modified version of Option 3 will provide the best future outcome for members and guests. Option 3 retains some of the communal atmosphere, provides an additional 2 toilets and we feel will better suit the long-term requirements of members and guests. We also feel underfloor heating is not essential in the upstairs

bathrooms which will reduce the cost. Option 3 was estimated last year as \$88,000 (including the under-floor heating) and a bathroom planning committee (similar to the kitchen/dining planning committee) will be established in 2012 to re-review the costs and oversee the works.

What then for the coming year?

In 2011, we will continue to promote winter and summer alpine sporting activities. Although we are a not-for-profit organisation operating for our member's benefit, we are definitely focused on operating as a business to build long-term value for our current and future members. We are currently budgeting for a cash surplus in 2011.

Our major areas of focus for the coming year are:

- Greater strategic planning to build a stronger financial base;
- Bedding down the new reservations system, continuing the emphasis on having a user-friendly informative system for members;
- Building member engagement and participation particularly in racing activities, and
- Improving communications with a major overhaul of the www.kiamaalpineclub.org.au website to support our promotional activities.

Acknowledgements

Thank you to all the Directors for their efforts throughout what has been a busy and challenging year. Without their voluntary contribution our Club could not operate so thank you. At this time I would like to acknowledge two retiring Directors Gayle Pugh and Robert Molino and thank them for their hard work.

Gayle joined the Board in 2007 and as Lodge Operations Director was an instrumental part of the kitchen design committee. Her attention to detail and passionate commitment has resulted in many improvements to the Lodge. We wish Gayle and husband Graeme well on their travels around Australia.

Rob joined the Board in 2008 and over the past 2 years has been an outstanding Club Captain who has continued to encourage members to race for the Club.

I would also like to extend a huge thank you on behalf of all members to our Lodge Managers and long-term members, Robert and Sally Walker. Their love of the Club and the Lodge is very evident and we have been fortunate to have benefited from their organisation skills, builders knowledge and people management.

Kim Clifford, Managing Director Kosciusko Thredbo, in a recent conversation with me described Kiama Alpine Club as one of the most progressive Club Lodges in Thredbo and said he wished every other club possessed the same initiative and foresight.

This tremendous compliment demonstrates our club culture of contribution and involvement with so many members contributing to the leadership and running of the Club and the Lodge throughout our 54 year history.

I look forward to working on many exciting challenges in 2011 and seeing you at the Lodge.

Liz Wynn

President

Geoff and Barbara Walker at the 50 year celebration dinner, June 2008 (photo: L Lindell)



Vice President

Review of Club insurance policies

With the help of our insurance broker, we undertook a periodic review of our insurance policies, to identify any savings that could be made and to identify (and eliminate) any duplication in the insurance cover held. It is pleasing to report that we were able to achieve a 20 percent (or \$4,000) reduction in premiums during 2010. We expect the reduced premiums will be more or less sustained.

Implementation of improved Occupational Health and Safety procedures

The Board has now integrated our Occupational Health and Safety (OH&S) policies into the range of club activities. Our Lodge Managers reported no accidents in or near the Lodge that could be attributed in any way to OH&S deficiencies. They continue to provide regular reports to the Board on OH&S issue and have strengthened OH&S precautions, such as ensuring the availability of manuals of instruction for all equipment in use in the Lodge. OH&S requirements are routinely incorporated into planning of any changes to Lodge operations.

Trevor Wilson

Vice President

Farewell to Geoff Walker, Life Member

It is with great sadness that we farewelled one of our Life Members in 2010.

Geoff Walker played a major role in the birth of the first Kiama Alpine Club Lodge in Thredbo and subsequent lodges that followed over the next 50 years. Geoff joined the club in 1959 and being a builder, was immediately drafted onto the committee. He was quickly involved in reporting on the proposed design and the two tenders received for the initial lodge.

Geoff went on to serve on the committee in numerous roles from 1959 to 1969 and again from 1977 to 1985. He was Club President in 1962 and 1965.

Members will remember him for his wide and very practical knowledge as a builder. His opinions were always valued by the membership and he gave professional leadership at club working bees. He was always strongly supported in these activities by his wife Barbara.

Geoff was made a Life member of Kiama Alpine Club and his four sons have all been members with Robert and Steven also contributing to the club in important roles on the Board of the Club in what has almost become a family tradition.

Treasurer

I am pleased to report the Club finished the year in a sound financial position. The Club has reported a net operating loss for the year of \$18,833 after depreciation and amortisation. This is an improved financial result on the previous year's loss of \$48,744. 2010 saw revenues increase, operating expenditure decrease and an improvement in the Club's cash position.

The main financial highlights during the year are as follows:

- Accommodation revenue rose \$13,000 (9.7%) to \$145,433 on the back of a much improved winter season. This however was still below our budgeted figure of \$150,000.
- There was a profit before non-cash flow items, depreciation and amortisation of \$34,828 (2009: \$5,833).
- Continually reviewing our insurance premiums has resulted in cost reductions over the past two years.
- Two interest rate rises has increased our cost of borrowings by \$106.00 per month. Total interest paid for the year on our FDA was \$25,266. Our monthly repayment is currently \$2,640.56.
- Overall, expenditure (not taking into account depreciation and amortisation) was reduced by \$11,719 or 6.4%. However, it is fair to say that 2009 was characterised by a number of one off abnormal expenditure items totaling around \$11,000 such as legal fees, history project and graphic design promotional material.
- Cash flow improved by \$34,122. At year end the cash balance was \$100,059. Net cash flow provided by operating activities improved by around \$32,000 entirely due to a reduction in cash payments in the course of operations.
- Capital expenditure on plant & equipment amounted to \$1,017. This was intentionally kept to a minimum in order to consolidate the Club's cash reserves.
- Receivables from members at balance date was \$12,558.
- The balance owing on the ANZ FDA was \$231,442 (2009: \$240,752). The Clubs financial commitment to this loan over the following twelve months is around \$32,000.

The immediate and future financial priorities for the Club are as follows:

1. Grow revenue either from existing or new income streams so future repairs, maintenance and general improvements to the Lodge can be internally funded. Going forward the Club simply does not make enough money to fund future capital works and therefore the burden will always fall upon members to fill the gap. It has been determined to implement strategies to improve occupancy levels from non-members in the non winter season and increase winter accommodation rates over significant cost increases to members. This will be reviewed by the end of 2011 year to determine its effectiveness.
2. The ability to constrain operating expenditure below revenue growth when faced with significant price rises with gas and electricity as a result renewable energy targets and impending carbon tax. There certainly won't be any government handouts or compensation packages available to alpine ski clubs.
3. To ensure the correct upstairs bathroom renovation option is adopted that meets the future needs of members without sacrificing current benefits. This will need to be completed within a strict budgetary framework and preferably without the need for additional internal or external capital raising.

4. To ensure the Clubs ongoing ability to meet its loan commitments given the above.
5. Surveys conducted internally and when comparing other club lodges in the village it is quite clear that Kiama Alpine Lodge provides its members and non-member guests with very competitive value for money accommodation and facilities. The challenge is to ensure this continues without sacrificing the financial position of the Club into the future.

Steven Walker

Treasurer

Communications Director

Communication with Members through the Newsletter via email has been quite effective. The Newsletter comes out four times a year with information and updates on Membership, the Lodge and the Club in general.

There are a certain number of Newsletters that are still printed and posted out. We are trying to keep costs down so the more email addresses we have the better. We rely on 'volunteer printing' so the costs are limited to envelopes and postage. There was only one Newsletter in 2010 that was printed professionally.

'E-blasts' are also effective, sending out last minute reminders or lodge availability. These can happen on a more regular basis, monthly or weekly during winter depending on what is happening at the time.

The Club logo has also been updated with a new tagline, 'In Thredbo since 1958'. This replaces the old tagline of '50 Years in Thredbo'. All stationary has now been updated and printed.

Tatiana Maxwell

Communications Director



Secretary

Membership

The total number of members in the Register of Shareholders at the end of 2010 is 367, which compares to 358 in 2009. As with last year this is attributed to a large number of 18 year olds applying for membership through the Club's family provisions. The careful management by Sally Walker of the Club receivables through annual subscriptions has ensured limited activity by the Board with respect to forfeiture of shares under the provision of the Club rules.

Membership demographics

Home Region		
ACT	31	8%
Hunter	7	2%
Illawarra	80	22%
Northern Territory	0	0%
NSW Country	43	12%
Overseas	7	2%
Queensland	9	2%
South Australia	3	1%
Sydney	178	49%
Victoria	6	2%
Other	3	1%
TOTAL	367	100%

Member Age		
<25	42	11%
>=25 <35	48	13%
>=35 <45	81	22%
>=45 <55	76	21%
>=55 <65	69	19%
>=65	51	14%
Total	367	100%

Gender		
M	201	55%
F	166	45%
Total	367	100%

New Members

The following new members were introduced to the Club in 2010:

- Calle Wallberg (18 year old member)
- Samuel Lapin (18 year old member)
- Arne Utiger (18 year old member)
- Claudia Carroll (18 year old member)
- Nicholas Cribb (18 year old member)
- Morgan Davis (18 year old member)
- Lachlan Hinton (18 year old member)
- Alexander Dunster (18 year old member)
- Billitas Smith (18 year old member)
- Maddison Deer (18 year old member)

Board meetings

The Board held a total of four meetings since the last Annual General Meeting (AGM) with attendance as follows:

19 June 2010	Campbelltown Catholic Club	Liz Wynn, Trevor Wilson, Tatiana Maxwell, Steven Walker, Karyn Bartholomew, Rob Molino, Julie Christensen, James Garner, Tony Lloyd Apologies: Gayle Pugh
19 September 2010	Campbelltown Catholic Club	Liz Wynn, Trevor Wilson, Tatiana Maxwell, Steven Walker, Karyn Bartholomew, Rob Molino, Julie Christensen, James Garner, Tony Lloyd, Gayle Pugh

4 December 2010	Southern Cross Club Jamieson	Liz Wynn, Trevor Wilson, Tatiana Maxwell, Steven Walker, Karyn Bartholomew, Rob Molino, Julie Christensen, James Garner, Tony Lloyd, Gayle Pugh
27 February 2011	Kiama Lodge, Thredbo	Liz Wynn, Trevor Wilson, Tatiana Maxwell, Karyn Bartholomew, Rob Molino, Julie Christensen, James Garner, Apologies: Steven Walker, Tony Lloyd, Gayle Pugh

In accordance with Club Rules 46 and 47, three Directors will retire in rotation at the AGM. Those retiring are:

- Steven Walker
- Gayle Pugh
- Rob Molino

Two of those Director's, Gayle and Rob, have indicated that they will not be seeking re-election at the 2011 AGM.

Along with the activities referred to in the reports of other Directors the Board also gave consideration to a number of key administrative activities such as:

- Reviewing and updating certain policies, procedures and guidelines ranging from cancellation and reinstatement of membership to guidelines for the management of annual subscriptions;
- Closing the PO Box in Kiama, resulting in significant savings to the Club; and
- Reviewing the Club Rules.

AGM – 2011

The AGM will be held at the Kiama Leagues on 14 May 2011 and members are invited to attend and encouraged to comment on the operation of the Club and to provide feedback to the Board.

As with previous years dinner will follow the AGM and a buffet meal has been organised. The AGM and dinner provide a fabulous opportunity for a social gathering for members outside of ski season. On this note the Board is giving consideration to organising some social events outside of Thredbo, in either / or Canberra, Sydney and the Illawarra, to provide members the opportunity to catch-up with their alpine friends more frequently. Should any members wish to be involved in organising or hosting a function, please do not hesitate to contact any of the Board.

[Julie Christensen](#)

[Secretary](#)

**Kiama Alpine Club Cooperative Limited, Board of Directors
December 2010**

(L-R) Julie Christensen, Tony Lloyd, Karyn Bartholomew, Tatiana Maxwell, Rob Molino, James Garner

(L-R) Gayle Pugh, Liz Wynn, Trevor Wilson, Steven Walker

Photo: J Garner



Promotions Director

My first year in the role of Promotions Director has been a very enjoyable and rewarding one. Joining the Board has opened my eyes to the enormous effort made by the Directors to keep our club humming.

The task presented to me was to increase our summer bookings by members and guests, which I have tried to do in a variety of ways.

Two successful summer activities were organised— an abseiling day in late January, and the guided Glacial Lakes Walk in late February. These activities were successful for a number of reasons. Not only did everyone who participated have a great time, a number of guests were introduced to the Lodge, all of whom said they were likely to stay there again in the summer months. Another good outcome is the development of a connection with K7 Adventures, who are a local business operating summer and winter adventure activities out of Thredbo and who will now recommend the Lodge as accommodation to their clients.

The feedback from those who participated in these activities is that was a great opportunity to come and have a different experience of the mountains and so we will consider another activity in the next spring /early summer.

Another initiative has been a mail out of the summer flyer and summer rates to bushwalking and cycling clubs in the Illawarra and ACT regions to promote the Lodge to their members. I am pleased to report that already a large group from the Southern Highlands Bushwalkers have stayed at the Lodge and, having been made welcome by Robert and Sally, indicated they will return in future seasons.

We will put together another flyer targeted specifically at cyclists in time to be sent out in spring. I will also repeat the mail out to walking clubs.

I am confident that my early promotional efforts will be bolstered by the introduction of our new website and I am interested to see if there will be an increase in summer usage next year.

I am certain that my promotional efforts have been helped by the introduction of the special summer guest rates, which make our Lodge very affordable.

I am also certain that the hospitality shown by Robert and Sally in welcoming guests and making our Lodge such a wonderful place to stay is a key factor in building up our summer usage and so I would like to acknowledge their efforts in this regard.

Karyn Bartholomew

Promotions Director



Guided Glacial Lakes walk, February 2011 (Photo: K Bartholomew)

Maintenance Director

Being my first year in the role of Maintenance Director outgoing Director Craig Morris organised the Autumn Working Bee which was a huge success. Every room was booked, and the team powered through almost all the jobs including some that were not on the list such as painting the entry. The boys in the team had a productive time with some chainsaws stacking well over a year's supplies of firewood – and they had a fantastic time doing it. Well done Craig!

I organised the Spring Working Bee where a dynamic team managed to complete all the jobs including scraping and paint most of the upstairs bathrooms, and working out how to accommodate the fatter skis in the racks. Earlier this year I organised a number of initiatives to make the lodge more bike friendly which incorporated:

- Maintenance stands;
- Storage facilities in the drying room; and
- Cleaning equipment at the front of the Lodge for dirty bikes.

During the year I have also been managing the redevelopment of the Kiama Alpine Club website. We are aiming to have the website ready for deployment in the first half of this year.

James Garner

Maintenance Director

Club Captain

Racing Calendar

The racing calendar was hectic again in 2010 with the snow creating the greatest challenge.

It started with the Junior Interclub with a notable performance by Naomi Waters in 1st Place and with Zara Owens in 3rd place in the Under 11's, Helena Waters in 6th place in the Under 14 to 12 age, followed by 3rd place by Colette Molino and 4th by Matt Hubner in the 15 to 18 year old category against a very strong age group. The 18 to 15 year team of Matt Hubner, Colette Molino and Nicholas Lloyd came 4th on fastest time and whole Junior team ranked 7th overall.

A great result and it shows some encouraging depth for the Club incoming years to bolster the Senior team rank .

The next event was the Seniors Interclub and the team came 7th overall with notable performance by Anton Lindell in 14th, Dion Hubner in 40th place with a personal best times and with Kim Hubner coming 21st in the women. The point to note this year is we had a maximum participation of 14 members which is really great. Mitchell Coleman had a theory that if you spoke to me I would get you racing by the next day and it shows that with a bit of enthusiasm (and badgering) it worked.

The results will come but I hope that all who participated really enjoyed the racing.

The Top to Bottom was also well represented by Kiama members. They were Rod Booth, Tony Lloyd, Janelle Taylor, Deon and Kim Hubner. Well done.

The Interschools race was again well represented by members in all divisions. Congratulations to Josh McKnight, Jamie Hubner, Matt Hubner, Helena Waters , Naomi Waters Portia Olsen and Colette Molino who all made it through to the Australian with a notable 3rd place by Matt Hubner's Redlands team in the Skier cross Division 1.

Club Weekend

The Club Weekend was well attended and great expectation but the weather wasn't kind with 165mm of rain in 24 hours according to the official records so wisely the race was cancelled.

The weekend was themed as Olympic, with organising skills that matched the Sydney 2000 Olympics. Numerous style events were held in the Lodge that confused the onlookers even more than the costumes worn by all. Well done.

Thanks to Anton Lindell who stepped into my ski boots to take over the role as Club Captain due to personal reasons I couldn't attend.

Club Champions

As a result of the rain the Club race was a 'non-event' so we used the Interclub event as our selection of Club Champions. Since there is not a snowboard Interclub event, unfortunately we are unable to award a Club Champion for this discipline.

The results were as follows for 2010 Club Champions:

Junior Female:	1 st	Colette Molino	Junior Male:	1 st	Matt Hubner
	2 nd	Helena Waters		2 nd	Nicholas Lloyd
	3 rd	Naomi Waters		3 rd	Blake Dewart
Senior Female	1 st	Kim Hubner	Senior Male:	1 st	Anton Lindell
				2 nd	Dion Hubner
				3 rd	James Garner

Presentations for the above winners will be at the 2011 AGM so your attendance would be appreciated.

Thanks to all who participated and represented the Club in all the race events and I am sure 2011 will have enthusiastic participation in all the events and club activities. That elusive pennant in the Senior Interclub event I am sure one year will be hanging proudly on the Kiama trophy wall.

Racing in 2011

In 2011 more training for the event has been organised with the Rosignal Race Course booked so more time can be spent on the actual race course. So for those who want to race this year make sure you get down on Thursday so you can have more time in the gates.

One area that we lack in is snowboard events. There are no Interclub junior or senior events. There is the opportunity for an event to be organised and this is something Kiama members should think about and inform the Board if this is of interest. The organiser of the Interclub event said he can assist in providing the rules but someone needs to take the initiative and do all the organisation required.

I have thoroughly enjoyed my two year as Club captain and have seen another side of the Club where unselfish dedication from an enthusiastic Board and helpers make Kiama Lodge the welcoming place that it is for all Club members. Thanks again for the opportunity to service on the Board and look forward to future involvement with the Board on any matter that need my assistance.

[Rob Molino](#)

[Club Captain](#)

Booking Director

The Club had a very successful year with accommodation and resulting revenues. Our total bed nights for the year were 3563 which was slightly down on the previous year of 3574. However there was a big increase in the number of guests staying compared to the previous year. In 2010 we had total guests stays of 1628 compared to 1343 in 2009. A significant 21% increase. This increase was reflected in both the summer and winter periods.

During the peak winter months our overall occupancy was only down by 31 bed nights but again the guest bed nights were up by 13% during this period. This was very healthy for our revenue.

This result I feel can be attributed to three factors:

Firstly since the renovations two years ago our lodge has been very well received by guests as being very good value and one of the best of its type in Thredbo and so they must be spreading the good word.

Secondly Robert and Sally have been doing an excellent job filling vacancies during the winter period when cancellations occur.

Thirdly our promotions Director Karyn Bartholomew has done a great job in promoting the Lodge to various interest groups particularly in the Kiama region and that is also starting to pay dividends. So a big thank-you is required by members to those three people.

This year has started well with occupancy in January the highest it has been since 2004.

We managed to just avoid a ballot during the school holidays last year and thanks must be given to all those members who were happy to amend their bookings to allow everyone who wanted to ski to at least get some of their desired accommodation. Members were particularly considerate during this time.

This year we are looking at potential ballots in the school holidays and also during the members only August period so hopefully this year we will be able to massage some acceptable outcomes for all concerned

Members need to be aware of some significant changes to bookings this year. Firstly we will continue to favour whole week bookings especially during the member's preferential period and also for the school holidays. We have introduced a cancellation penalty for preferential period bookings that get reduced after they were placed. This is to deter members who were making many block bookings to secure accommodation then later reducing the bookings to suit when they actually wanted to stay.

We have also changed the refund system for cancellations with a cancellation fee attributable to all bookings and the fee will increase from 45 days out from the intended stay on a sliding upscale to 14 days after which no refund will be given.

Refunds have been costing the Club a lot of money over the last few years particularly with not being given enough time to refill the vacant spots so the new cancellation policy should be a lot fairer to the Club overall.

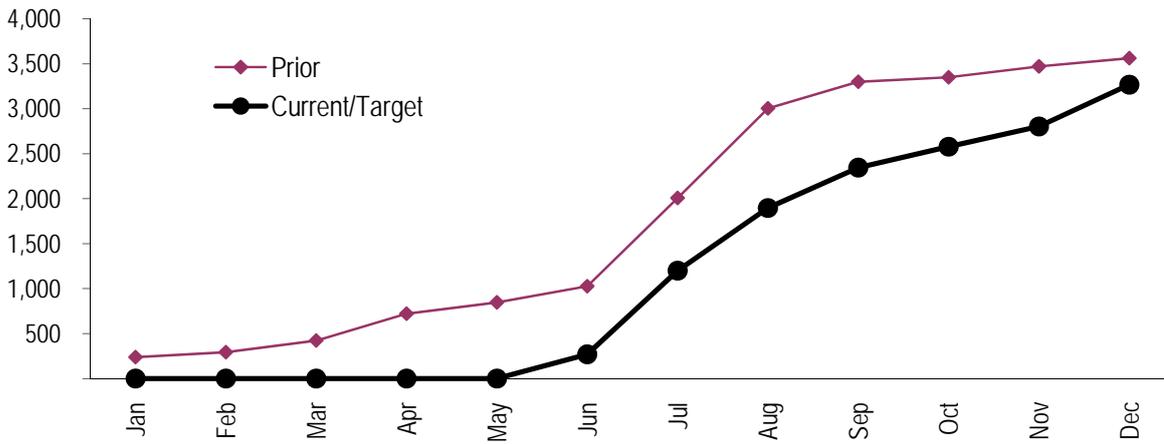
Finally we have changed the checkout check in times to 11am and 3pm respectively. And on Sundays this year throughout winter the Lodge will be completely vacant between these times (that is rooms, kitchen and car park) to

ensure that the Lodge is in a clear and pristine condition for all the new arrivals. I am sure you have all noticed just how clean the Lodge is presented by Robert and Sally provided they get a free run at it.

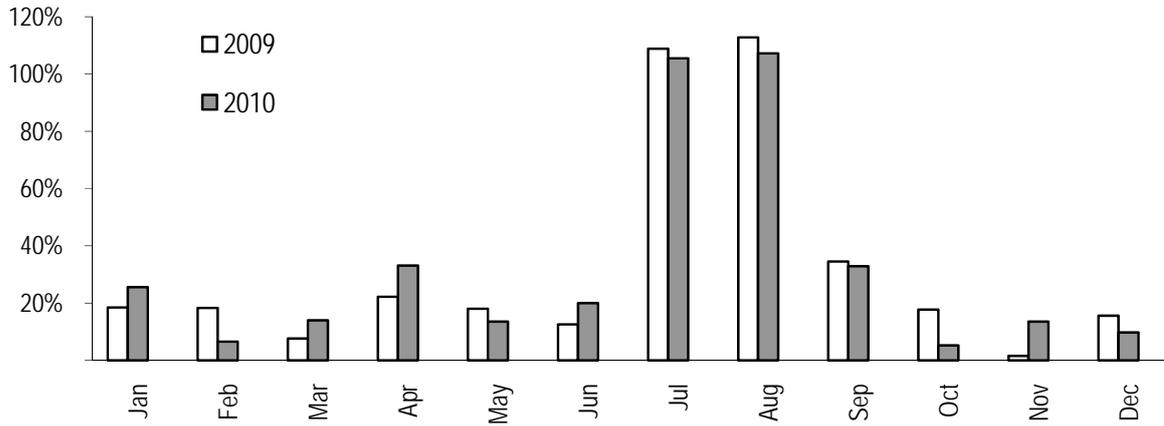
So best wishes to all members and I hope we get a long and very snowy season this year. We can but hope!

Tony Lloyd

Booking Director



Bed Nights 2010



Bed Utilisation 2010 compared with 2009

Financial Statements for the Year Ended 31 December 2010

KIAMA ALPINE CLUB CO-OPERATIVE LIMITED DIRECTORS' REPORT AS AT 31 DECEMBER 2010

The Directors present their report together with the accounts of Kiama Alpine Club Co-operative Limited for the year ended 31 December 2010 and the auditors' report thereon.

DIRECTORS

The Directors in office at the date of this report are:-

Liz Wynn	Anthony Lloyd
Trevor Wilson	James Garner
Steven Walker	Tatiana Maxwell
Julie Christensen	Karyn Bartholomew
Gayle Pugh	Rob Molino

PRINCIPAL ACTIVITIES

The principal activity of the co-operative in the course of the financial year was the maintenance of a ski lodge at Thredbo NSW. There were no significant changes in the nature of activities of the co-operative during the year.

RESULT

The operating loss amounted to \$18,833.

REVIEW OF OPERATIONS

The loss for the year of \$18,833 was compared with a loss of \$48,744 from the previous year.

STATE OF AFFAIRS

In the opinion of the Directors there were no significant changes in the state of affairs of the co-operative that occurred during the financial year under review not otherwise disclosed in this report or the accounts.

SECRETARIAL, ADMINISTRATIVE AND ACCOUNTING SERVICES

During the course of the financial year secretarial, administration and accounting services have been performed by various members of the co-operative on a voluntary basis.

Services performed by related parties where a fee has been charged are disclosed at Note 15 of this report.

KIAMA ALPINE CLUB CO-OPERATIVE LIMITED
DIRECTORS' REPORT
AS AT 31 DECEMBER 2010

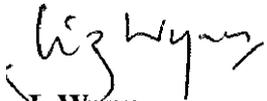
EVENTS SUBSEQUENT TO BALANCE DATE

There has not arisen in the interval between the end of the financial year and the date of this report any item, transaction or event of a material and unusual nature likely, in the opinion of the Directors, to affect significantly the operations of the co-operative, the results of those operations, or the state of affairs of the co-operative in subsequent financial years.

AUDITOR'S INDEPENDENCE DECLARATION

A copy of the Auditor's independence declaration as required under section 307C of the Corporations Act 2001 is set out on the following page.

Signed in accordance with a resolution of Directors.


L Wynn
Director


S Walker
Director

Dated this 21st day of February 2011

AUDITOR'S INDEPENDENCE DECLARATION UNDER SECTION 307C OF THE CORPORATIONS ACT 2001 TO THE DIRECTORS OF KIAMA ALPINE CLUB CO-OPERATIVE LIMITED

I declare that, to the best of my knowledge and belief, during the year ended 31 December 2010 there have been:

(a) No contraventions of the auditor independence requirements as set out in the Corporations Act 2001 in relation to the audit; and

(b) No contraventions of any applicable code of professional conduct in relation to the audit.

John L Bush & Campbell
JOHN L BUSH & CAMPBELL
Chartered Accountants

Peter King
Peter King
Partner

Wagga Wagga
Wagga Wagga
21 February 2011

KIAMA ALPINE CLUB CO-OPERATIVE LIMITED
STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31 DECEMBER 2010

	Note	2010 \$	2009 \$
Revenues from ordinary activities	2	204,875	187,600
Administrative expenses		(16,904)	(20,049)
Amortisation Expense		(2,156)	(2,156)
Depreciation expense		(53,661)	(54,577)
Caretaker		(25,266)	(23,701)
Rental and lease option		(39,082)	(38,053)
Heating and electricity		(21,859)	(22,483)
Insurance		(23,256)	(24,544)
Finance costs		(20,872)	(17,608)
Other expenses from ordinary activities		(20,652)	(33,174)
Profit / (loss) from ordinary activities before income tax expense		(18,833)	(48,744)
Income tax expense relating to operating activities		-	-
Other comprehensive income		-	-
Net profit / (loss) from ordinary activities after income tax expense		(18,833)	(48,744)

The Statement of Comprehensive Income is to be read in conjunction with the notes to and forming part of the accounts.

KIAMA ALPINE CLUB CO-OPERATIVE LIMITED
STATEMENT OF FINANCIAL POSITION
AS AT 31 DECEMBER 2010

	Note	2010 \$	2009 \$
CURRENT ASSETS			
Cash and cash equivalents	4	100,059	65,937
Trade and other receivables	5	12,558	11,257
Other current assets	6	<u>28,388</u>	<u>32,203</u>
TOTAL CURRENT ASSETS		<u>141,005</u>	<u>109,397</u>
NON-CURRENT ASSETS			
Property, plant and equipment	7	1,311,915	1,364,561
Intangibles	8	<u>179,325</u>	<u>181,481</u>
TOTAL NON-CURRENT ASSETS		<u>1,491,240</u>	<u>1,546,042</u>
TOTAL ASSETS		<u>1,632,245</u>	<u>1,655,439</u>
CURRENT LIABILITIES			
Trade and other payables	9	6,920	4,720
Interest bearing liabilities	11	<u>31,687</u>	<u>30,427</u>
TOTAL CURRENT LIABILITIES		<u>38,607</u>	<u>35,147</u>
NON-CURRENT LIABILITIES			
Other liabilities	10	92,250	89,500
Interest Bearing Liabilities	11	<u>199,755</u>	<u>210,325</u>
TOTAL NON CURRENT LIABILITIES		<u>292,005</u>	<u>299,825</u>
TOTAL LIABILITIES		<u>330,612</u>	<u>334,972</u>
NET ASSETS		<u>1,301,633</u>	<u>1,320,466</u>
EQUITY			
Retained earnings		<u>1,301,633</u>	<u>1,320,466</u>
TOTAL EQUITY		<u>1,301,633</u>	<u>1,320,466</u>

The Statement of Financial Position is to be read in conjunction with the notes to and forming part of the accounts.

KIAMA ALPINE CLUB CO-OPERATIVE LIMITED
STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 DECEMBER 2010

	2010	2009
	\$	\$
Retained earnings at the beginning of the year	1,320,466	1,369,210
Net Profit/(loss) from ordinary activities	<u>(18,833)</u>	<u>(48,744)</u>
Retained earnings at the end of the financial year	<u>1,301,633</u>	<u>1,320,466</u>

The Statement of Changes in Equity is to be read in conjunction with the notes to and forming part of the financial statements.

KIAMA ALPINE CLUB CO-OPERATIVE LIMITED
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 DECEMBER 2010

	Note	2010 \$	2009 \$
CASH FLOWS FROM OPERATING ACTIVITIES			
Cash receipts in the course of operations		201,800	203,340
Cash payments in the course of operations		(138,254)	(173,429)
Interest received		1,774	-
Interest paid		(20,872)	(17,608)
Net cash provided by operating activities	13(ii)	44,448	12,303
CASH FLOWS FROM INVESTING ACTIVITIES			
Payment for plant and equipment		(1,017)	(35,621)
Net cash provided by / (used in) investing activities		(1,017)	(35,621)
CASH FLOWS FROM FINANCING ACTIVITIES			
Proceeds from loans		-	250,000
Repayment of loans		(9,310)	(64,194)
Net cash provided by / (used in) financing activities		(9,310)	185,806
Net increase / (decrease) in cash held		34,137	162,488
Cash at the beginning of the financial year		65,922	(96,566)
Cash at the end of the financial year	13(i)	100,059	65,922

The Statement of Cash Flows is to be read in conjunction with the notes to and forming part of the accounts.

KIAMA ALPINE CLUB CO-OPERATIVE LIMITED
NOTES TO AND FORMING PART OF THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2010

NOTE 1 - STATEMENT OF SIGNIFICANT ACCOUNTING POLICIES

The financial report is a general purpose financial report that has been prepared in accordance with Australian Accounting Standards including Australian Accounting Interpretations, other authoritative pronouncements of the Australian Accounting Standards Board and the Co-operatives Act 1992 and the relevant regulations (NSW).

The financial report is for Kiama Alpine Club Co-operative Limited as an individual entity, incorporated and domiciled in Australia. Kiama Alpine Club Co-operative Limited is a co-operative.

The following is a summary of the material accounting policies adopted by the economic entity in the preparation of the financial report. The accounting policies have been consistently applied, unless otherwise stated.

Reporting Basis and Conventions

The financial report has been prepared on an accruals basis and is based on historical costs modified by the revaluation of selected non-current assets, and financial assets and financial liabilities for which the fair value basis of accounting has been applied.

(a) Property, plant & equipment

Each class of property, plant and equipment is capitalised at historical cost and depreciated as outlined below:-

(b) Depreciation

The depreciable amount of all fixed assets including building is depreciated on a diminishing value basis over their useful lives to the Co-operative commencing from the time the asset is held ready for use.

Leasehold improvements are depreciated over the shorter of either the unexpired period of the lease or the estimated useful lives of the improvements.

The depreciation rates used for each class of depreciable assets are:

Class of Fixed Assets	Depreciation Rate
Leasehold buildings	2%
Plant, furniture and equipment	10-40%

(c) Leasehold buildings

Leasehold buildings refer to buildings on land leased by The Department of Environment and Conservation to the Co-operative. This lease is due to expire on 30 June 2057. The purchase option lease asset is amortised over the period of the lease.

(d) Income tax

The Co-operative operates for the mutual benefit of members. Accordingly, the Director's are of the opinion that the Co-operative is not liable for income tax on income received from members, nor are the related outgoings allowable as an income tax deduction.

KIAMA ALPINE CLUB CO-OPERATIVE LIMITED
NOTES TO AND FORMING PART OF THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2010

(e) Share capital repayable on demand

The Co-operative's share capital consists of the amount of shares issued to the members by the Co-operative. From time to time, existing members leave the Co-operative and new members join the Co-operative. Members who leave the Co-operative are entitled to have their share capital amounts repaid to them. New members have to buy shares in the Co-operative. The Co-operative's Rules (and the Co-operatives Act) requires that when a member is not presently an active member and has not been an active member at any time during the past three years, the Co-operative must declare the membership of the member cancelled and then has twelve months within which to repay to the former member the amount of the paid up value of the former member's shares. Due to the Co-operative's above obligations, the Co-operative's share capital meets the definition of financial liabilities as per AASB 132: Financial Instruments: Disclosure and Presentation and hence the issued paid up capital is classified as a financial liability.

(f) Financial instruments recognition

Financial instruments are initially measured at cost on trade date, which includes transaction costs, when the related contractual rights or obligations exist. Subsequent to initial recognition these instruments are measured as set out below.

Loans and receivables

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market and are stated at amortised cost using the effective interest rate method.

Held-to-maturity investments

These investments have fixed maturities, and it is the entity's intention to hold these investments to maturity. Any held-to-maturity investments held by the entity are stated at amortised cost using the effective interest rate method.

Financial liabilities

Non-derivative financial liabilities are recognised at amortised cost, comprising original debt less principal payments and amortisation.

Impairment

At each reporting date, the entity assesses whether there is objective evidence that a financial instrument has been impaired. Impairment losses are recognised in the statement of comprehensive income.

(g) Cash and cash equivalents

Cash and cash equivalents include cash on hand, deposits held at-call with banks, other short-term highly liquid investments with original maturities of three months or less, and bank overdrafts.

(h) Amendments to Australian Accounting Standards

The directors have considered the application of AASB108 "Accounting Policies, Changes in Accounting Estimates and Errors" and are of the opinion that the standard does not result in a material impact on the entity's financial report.

KIAMA ALPINE CLUB CO-OPERATIVE LIMITED
NOTES TO AND FORMING PART OF THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2010

	2010	2009
	\$	\$
NOTE 2 - REVENUE		
Accommodation fees	145,433	132,506
Entrance fees	5,000	6,364
Membership fees	51,963	48,239
Interest received	1,774	-
Other	705	491
	<u>204,875</u>	<u>187,600</u>

NOTE 3 - PROFIT FROM ORDINARY ACTIVITIES

Profit from ordinary activities before income tax has been determined after:

Charging expenses

Depreciation	53,661	54,577
Amortisation	2,156	2,156
Auditor's remuneration	4,450	4,250
Bad & doubtful debts	209	(2,800)

NOTE 4 - CASH AND CASH EQUIVALENTS

ANZ working account	5,136	9,304
ANZ membership account	14,419	56,383
ANZ Term Deposit - 10797	50,000	-
ANZ Term Deposit - 81026	20,000	-
Business online account	5,127	-
ANZ online	5,127	-
Cash on hand	250	250
	<u>100,059</u>	<u>65,937</u>

NOTE 5 - TRADE AND OTHER RECEIVABLES

Receivable from members	5,470	4,200
Less: provision for impairment of receivables	(1,200)	(970)
Goods and services tax	7,727	8,027
Accrued interest	561	-
	<u>12,558</u>	<u>11,257</u>

KIAMA ALPINE CLUB CO-OPERATIVE LIMITED
NOTES TO AND FORMING PART OF THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2010

	2010	2009
	\$	\$
NOTE 6 - OTHER ASSETS		
Current		
Prepaid expenses	<u>28,388</u>	<u>32,203</u>
NOTE 7 - PROPERTY, PLANT AND EQUIPMENT		
Leasehold improvements - at cost	1,742,557	1,742,557
Less: accumulated depreciation	<u>(524,170)</u>	<u>(489,318)</u>
	1,218,387	1,253,239
Furniture, fittings and equipment - at cost	350,952	349,935
Less: accumulated depreciation	<u>(257,424)</u>	<u>(238,614)</u>
	93,528	111,321
	<u>1,311,915</u>	<u>1,364,561</u>
Leasehold improvements		
Balance at the beginning of the year	1,253,239	1,277,653
Additions	-	10,232
Depreciation	<u>(34,852)</u>	<u>(34,646)</u>
Carrying amount at the end of the year	<u>1,218,387</u>	<u>1,253,239</u>
Furniture, fittings and equipment		
Balance at the beginning of the year	111,321	105,863
Additions	1,017	25,389
Depreciation	<u>(18,810)</u>	<u>(19,931)</u>
Carrying amount at the end of the year	<u>93,528</u>	<u>111,321</u>
NOTE 8 - INTANGIBLES		
Additional bed availability	80,145	80,145
Lease renewal	116,554	116,554
Less: accumulated amortisation	<u>(17,374)</u>	<u>(15,218)</u>
	<u>179,325</u>	<u>181,481</u>

KIAMA ALPINE CLUB CO-OPERATIVE LIMITED
NOTES TO AND FORMING PART OF THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2010

	2010 \$	2009 \$
NOTE 9 - TRADE AND OTHER PAYABLES		
Current		
Trade creditors	<u>6,920</u>	<u>4,720</u>
NOTE 10 - OTHER LIABILITIES		
Non-current		
369 fully paid ordinary members shares	<u>92,250</u>	<u>89,500</u>
NOTE 11 - INTEREST BEARING LIABILITIES		
Current		
Bank overdraft	-	15
ANZ Building Loan	<u>31,687</u>	<u>30,412</u>
	<u>31,687</u>	<u>30,427</u>
Non - Current		
ANZ Building Loan	<u>199,755</u>	<u>210,325</u>
NOTE 12 - DIRECTORS REMUNERATION AND EXPENSES		
Amounts received or due and receivable by all directors of the company	<u>Nil</u>	<u>Nil</u>
Number of directors of the company whose total income received or due and receivable from the company fell within the following bands:		
Nil	10	10

KIAMA ALPINE CLUB CO-OPERATIVE LIMITED
NOTES TO AND FORMING PART OF THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2010

NOTE 13 - NOTES TO THE CASH FLOW STATEMENT

(i) Reconciliation of cash

For the purpose of the Cash Flow Statement, cash includes cash on hand and at bank and short term deposits at call, net of outstanding bank overdrafts. Cash as at the end of the financial year as shown in the Cash Flow Statement is reconciled to the related items in the Statement of Financial Position as follows:

	2010	2009
	\$	\$
Cash and cash equivalents	100,059	65,937
Bank overdraft	-	(15)
	<u>100,059</u>	<u>65,922</u>

(ii) Reconciliation of operating profit to the net cash provided / (used) by operating activities

Operating profit / (loss)	(18,833)	(48,744)
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Add / (less) non-cash items

Depreciation	53,661	54,577
Amortisation	2,156	2,156

Net cash provided by / (used in) operating activities before change in assets and liabilities

	<u>36,984</u>	<u>7,989</u>
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Change in assets and liabilities

(Increase) / decrease in other assets	3,815	(2,952)
(Increase) / decrease in receivables	(1,301)	7,290
Increase / (decrease) in payables	2,200	(1,775)
Increase / (decrease) in other liabilities	2,750	1,750

Net cash provided by / (used in) operating activities

	<u>44,448</u>	<u>12,303</u>
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KIAMA ALPINE CLUB CO-OPERATIVE LIMITED
NOTES TO AND FORMING PART OF THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2010

NOTE 14 – CAPITAL COMMITMENTS

There are no capital commitments outstanding at the end of the year.

NOTE 15 – RELATED PARTY TRANSACTIONS

Walker BDS has received remuneration for bookkeeping services rendered to the club throughout the course of the year. Steve Walker has a beneficial interest in Walker BDS. These transactions were made on normal commercial terms.

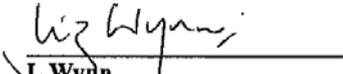
No other Director has received or become entitled to receive any benefit (other than a benefit included in the aggregate amount of remuneration received or due and receivable by Directors shown in the accounts) because of a contract made by the company or a related corporation with a Director or with a firm of which a Director is a member, or with a company in which the Director has a substantial interest.

KIAMA ALPINE CLUB CO-OPERATIVE LIMITED
DIRECTORS DECLARATION

The director's of the co-operative declare that:

1. the financial statements and notes are in accordance with the Cooperatives Act 1992:
 - (a) comply with Accounting standards and the Co-operative's Regulations; and
 - (b) give a true and fair view of the financial position as at 31 December 2010 and of the performance for the year ended on that date of the Co-operative.
2. In the Directors' opinion there are reasonable grounds to believe that the Co-operative will be able to pay its debts as and when they fall due and payable.

This declaration is made in accordance with a resolution of the Directors.



L Wynn
Director



S Walker
Director

Dated this 21st day of February 2011

**INDEPENDENT AUDITORS' REPORT
TO THE MEMBERS OF:**



**KIAMA ALPINE CLUB
CO-OPERATIVE LIMITED**

Report on the Financial Report

We have audited the accompanying financial report of Kiama Alpine Club Co-operative Limited, which comprises the statement of financial position as at 31 December 2010 and the statement of comprehensive income, statement of changes in equity and cash flow statement for the year ended on that date, a summary of significant accounting policies and other explanatory notes and the directors' declaration.

Directors' Responsibility for the Financial Report

The directors of the co-operative are responsible for the preparation and fair presentation of the financial report in accordance with Australian Accounting Standards (including the Australian Accounting Interpretations) and the Co-operatives Act 1992. This responsibility includes establishing and maintaining internal control relevant to the preparation and fair presentation of the financial report that is free from material misstatement, whether due to fraud or error; selecting and applying appropriate accounting policies; and making accounting estimates that are reasonable in the circumstances.

Auditor's Responsibility

Our responsibility is to express an opinion on the financial report based on our audit. We conducted our audit in accordance with Australian Auditing Standards. These Auditing Standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance whether the financial report is free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial report. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial report, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial report in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the directors, as well as evaluating the overall presentation of the financial report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Independence

In conducting our audit, we have complied with the independence requirements of the Australian professional accounting bodies.

Auditor's Opinion

In our opinion the financial report of Kiama Alpine Club Co-operative Limited is in accordance with the provisions of the Co-operatives Act 1992 and relevant regulations (NSW):

- a) so as to give a true and fair view of:
 - (i) the state of affairs of the Co-operative as at 31 December 2010, and the result of the Co-operative for the financial year ended on that date; and
 - (ii) the rules relating to the administration of the co-operative have been observed.
- b) are in accordance with applicable Australian Accounting Standards and other mandatory professional reporting requirements in Australia.

John L Bush + Campbell
JOHN L BUSH & CAMPBELL
Chartered Accountants

Peter King
Peter King
Partner

Wagga Wagga
21 February 2011

KIAMA ALPINE CLUB CO-OPERATIVE LIMITED

DISCLAIMER:

John L
**BUSH &
CAMPBELL**

CHARTERED ACCOUNTANTS

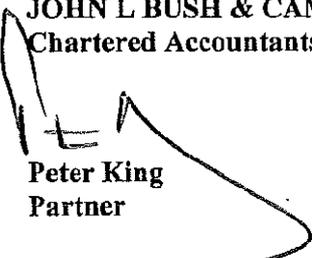
A.B.N. 33 225 395 249

The additional financial data presented with this report being the profit and loss statement is in accordance with the books and records of the Kiama Alpine Club Co-Operative Limited which have been subjected to the audit procedures applied in our statutory audit of the entity for the year ended 31 December 2010. It will be appreciated that our statutory audit did not cover all details of additional financial data. Accordingly, we do not express an opinion on such financial data and no warranty of accuracy or reliability is given.

In accordance with our Firm's policy, we advise that neither the Firm nor any member or employee of the Firm undertakes responsibility arising in any way whatsoever to any person (other than the entity) in respect of such data, including any errors or omissions therein, arising through negligence or otherwise however caused.

JOHN L BUSH & CAMPBELL

Chartered Accountants



**Peter King
Partner**

**Wagga Wagga
21 February 2011**

KIAMA ALPINE CLUB CO-OPERATIVE LIMITED
PROFIT AND LOSS STATEMENT
FOR THE YEAR ENDED 31 DECEMBER 2010

	2010	2009
	\$	\$
INCOME		
Accommodation fees	145,433	132,506
Interest	1,774	-
Membership fees	51,963	48,239
Sundry	705	491
	<u>199,875</u>	<u>181,236</u>
 EXPENDITURE		
Accountancy	3,261	5,045
Advertising and promotion	-	1,359
Amortisation	2,156	2,156
Audit	4,450	4,250
Bad & doubtful debts	209	(2,800)
Bank charges	4,146	3,850
Borrowing costs	20,872	17,608
Caretaker	25,266	23,701
Cleaning and rubbish removal	-	417
Depreciation leasehold improvements	34,851	34,646
furniture and fittings	18,810	19,931
Directors expense reimbursement	182	517
Electricity	6,816	5,325
General	4,328	7,286
History project expenses	-	3,030
Insurance	23,256	24,544
Legal fees	-	6,612
Meeting expenses	2,104	3,264
Subscriptions	1,278	810
Printing, postage and stationery	3,495	4,072
Rental and lease option	39,082	38,053
Repairs and maintenance	10,205	11,693
Telephone	3,898	3,819
Gas	15,043	17,158
	<u>223,708</u>	<u>236,343</u>
 Surplus/(deficit) before other income	<u>(23,833)</u>	<u>(55,108)</u>
Entrance fees	5,000	6,364
 Profit / (loss) for the year	<u><u>(18,833)</u></u>	<u><u>(48,744)</u></u>

Minutes of the Kiama Alpine Club Cooperative Annual General Meeting 2010

The Pavilion, Surf Beach Kiama, 1 May 2010

Attendance:

Bob Anderson, Maree Anderson, Karyn Bartholomew, Barry Booth, Sandra Booth, Geoff Boxsell, Viv Boxsell, Jenny Braid, Andrew Braid, Brett Burrridge, Jane Carroll, Tony Chapman, Julie Christensen, Mitch Coleman, Marla Coleman, Greg Davis, Karin Davis, Jill East, John East, Ross Elsom, Alan Fredericks, Kate Fredericks, Alison Gallagher, Terry Gallagher, Robert Garner, Cathie Garner, James Garner, Janice Hodgkinson, Peter Honey, Geoff Honey, Elaine Honey, Anne Honey, Mark Honey, Chas Keys, Emma Lindell, Anton Lindell, Tatiana Maxwell, Boris Lubczyk, Maria Lubczyk, Anne McCarthy, Ian McKnight, Gayle McKnight, Ray Mildren, Gerri Mildren, Rob Molino, Carla Molino, Craig Morris, Bruce Piggott, Margaret Piggott, Gayle Pugh, Graeme Pugh, Sandy Rendel, Dianne Rendel, Gary Schier, Dot Schier, David Schier, Gavin Telford, Kathryn Telford, Stuart Waters, Alistair Waters, Damien Wilde, Belinda Wilde, Trevor Wilson, Christine Wilson, Geoff Wilson, Lois Woollams, Val Wynn, Susan Wynn,

Apologies:

Wal Balak, Mary Balak, Anna Hale, Steven Honey, Paul John, Sven Lindell, Robert Walker, Sally Walker, Bernadette Walker, Steven Walker, Anna Lloyd, Alex Lloyd, Daniel Collard, Kylie Collard, Samantha Schier, Karen-Anne Herald, Peter Herald, Tanya Deer, Phil Deer, Deborah Dickens, Terry Dickens, Nina Walberg, Mikael Walberg, Anita Schuhevych, Mikeal Sveum, Iain Chalmers, Elaine Lindell, Len Lindell, Susan Dunster, Alex Dunster, Anna Fredericks, Richard Anderson, Chris Pemberton, Juan Cerezo, Kelly Swann, Catherine Pemberton, Amy Coleman, Rye Coleman

Meeting opened 3.15pm

The President welcomed everyone to the meeting noting the attendance of Life Members Geoff Boxsell, Val Wynn, Geoff Honey, Barry Booth.

1. Minutes of the Previous AGM

Minutes of the previous AGM were confirmed noting that a correction was required to the spelling of Rendel.

Motion to adopt the minutes of the AGM 2 May 2009 held at the Novotel Brighton-Le-Sands with the above change.

Moved: Barry Booth, Seconded: Tony Chapman, Carried

Special apologies were noted from Treasurer Steven Walker, whose daughter was attending her debutante ball in Tumut and to Peter Fraser and his family who were unable to attend as a result of his illness.

2. President's Report

Alan Fredericks presented his 2009 report noting the following highlights:

- Overall it was an average season of snow fall, however, general winter occupancy rates were high
- The latter three months of the year saw these slip to 15%
- There was a financial loss as a result of some expenses from the building works carried into this financial year
- One-off legal fees associated with the provision of the bank loan also contributed to the loss
- The 2009 AGM was held in Sydney for the first time in the Club's history with Norman Clark attending as a guest speaker

- At this AGM the Club farewelled Geoff Boxsell, Liz Wynn and Brett Burridge as Directors
- 2009 also introduced new Lodge Managers, Robert and Sally Walker, who for the first time were members.

Alan also took the opportunity to mention that this would be his last Annual General Meeting as President and Director and thanked members for their involvement.

3. Treasurer's Report

In the absence of Steven Walker, Trevor Wilson presented the Treasurer's report and noted the following:

- There was an operating loss of \$48k compared to \$15k the previous year
- This said, the operating revenue increased by 8.3%, marginally short of budget aspirations
- Overall it is recognised that these figures were not as bad as it might appear as adjustments associated with non cash flow items such as the lease renewal costs and 50th Anniversary celebrations showed an operating surplus
- Budget challenges for the Club will be utility cost increases – cash flow budget is very conservative
- Looking to the future accommodation should increase by 10% and result in a strong balance sheet

Trevor took the opportunity to note that Steven Walker keeps a firm eye on the finances of the Club.

Significant financial activities included the consolidation of bank accounts and a close working relationship with the Lodge Managers to reduce operating costs.

The opportunity for members to ask questions was presented so that the Board could address any concerns. Stuart Waters sought clarification over the annual subscriptions takings and Alan Fredericks explained that the line item also included entrance fees. As no new family members were taken throughout the year it explained the variation between the 2008 and 2009 figures.

Motion: to adopt the 2009 Treasurers Report and Financial Statements.

Moved: Trevor Wilson, Seconded: Rob Molino, Carried

4. Club Captain

The Club Captain, Rob Molino, presented his report on his first year in the role. He commented that the year was hectic and recognised that it takes the efforts of all members to involve people and be enthusiastic and participate. Overall it was a good racing season regardless of the fact that the snow was disappointing.

5. Booking Director

The highlights of the Booking Directors Report were presented by Tony Lloyd, noting that minor changes to booking procedures had a positive effect on the efficiencies of the systems.

With regards to the year as a whole it was best described as modest with strong winter bookings, predominantly members. Bookings again dropped off late into the season with limited summer usage, a key priority for addressing in terms of budgeting. It is recognised that with a strong Australian Dollar it is attractive for people to travel overseas and this is likely to have an effect on occupancy.

Comments were made about the value of the introduction of Robert and Sally Walker as the Lodge Managers and complimented them on the job they have done over the past 12 months noting that Sally has done a wonderful job with the bookings. Invoicing and cash flow has been vastly improved.

New procedures have seen the discontinuation of accepting deposits with payment required in full prior to staying. There has also been a streamlining of preferences for full week and Monday to Friday stays noting that it is difficult to accommodate those wanting to stay for a few days here and there in the peak season. This was based on feedback received from members at the previous AGM.

The use of the Cooma Room has been clarified and it has reverted to being used by and large as an overflow room. The room is now only booked as actual beds during the winter school holidays.

Tony commented that occupancy levels are critical to the continued activities of the Club and members should promote the use of it through their friends and family.

Again, at the end of the winter the Board will review the current booking conditions and take into consideration member's feedback.

Comments from the floor and in writing included:

- Elaine & Len Lindell commented in writing that there appeared to be confusion around the definition of preferences and priority bookings for week to week bookings. It was pointed out that these were generally only applicable in peak season, and largely only during the school holiday period
- Miles Anderson sought clarification that members always get preference over non-members during the booking period
- Stuart Waters noted that Christmas and Easter are now becoming very popular and commented that there are no clear guidelines. Whilst exclusive bookings have been taken it is generally the case that these are good income periods and it is not the preference. Jazz and Blues festivals weekends are also good revenue periods.

Tony noted overall that it is the policy to book beds and not rooms however the website does not display the bed availability effectively and recommends that people contact the Lodge Managers to discuss bookings if necessary.

Before turning to the next item the President offered the opportunity for members to ask any further questions associated with the Annual Report. No further questions were asked.

6. Election of Directors

In accordance with the rules of the Club four positions on the Board were retiring, Alan Fredericks, Trevor Wilson, Craig Morris and Julie Christensen. A further vacancy was created as Louise Anderson had submitted her resignation as a result of professional and family commitments.

Craig Morris chose not to seek re-election and Alan noted that he had provided a great deal of assistance throughout the renovation and thanked him for his contribution.

After 25 years of service to the Board Alan Fredericks also indicated that he would not be seeking re-election.

The Board received three nominations for Directors roles in accordance with the notice of meeting circulated prior to the meeting from Trevor Wilson, Liz Wynn and Julie Christensen.

Motion: to accept the nomination of Trevor Wilson, Liz Wynn and Julie Christensen.

Moved: Lois Woollams Seconded: Gayle Pugh Carried

Subsequent to the closing date, two additional nominations were received by the Board.

Karyn Batholomew introduced herself as the wife of Stuart Waters and gave a short background as to how her family were becoming avid fans of skiing and was keen to be more involved with the Club's activities.

James Garner introduced himself as the son of Cathie & Robert Garner who had been members since 1983. He was 'born into the Club' and he feels he can actively contribute to the Club through his interest in snow sports and his professional career with the Snowy Mountain Scheme.

Motion: to accept the nomination of Karyn Bartholomew and James Garner

Moved: Anton Lindell Seconded: Terry Gallagher Carried

It was agreed that Liz Wynn, Trevor Wilson, Karyn Bartholomew and James Garner will take three year terms and Julie Christensen will accept the two year term created by the resignation of Louise Anderson.

7. Presentation to the Retiring President

On behalf of all members Trevor Wilson presented a gift to the retiring President Alan Fredericks, and thanked and acknowledged the extent of his contribution over the past 25 years. He also took the opportunity to thank Kate Fredericks for her tolerance and persistence and also made a presentation to her on behalf of members.

Alan responded by thanking the Directors who supported him through the years and with recollections of spending his early courtship days at the club, skiing in November, formation of the co-operative, building the 1983 Lodge on a wave of enthusiasm, tough times in the 90's including the downfall of the Cooperative Federation, purchase of additional beds from KT, production of the book, the YHA Right of Way, next upgrade of the Lodge and the 50th anniversary activities.

8. Election of Office Bearers

Barry Booth took the chair for the purpose of calling for nominations for President.

One nomination for the position of President was received – Liz Wynn. Barry commented that he felt that Liz would do a fabulous job and pointed out her previous contribution as Secretary, Promotion's Director and key organiser for 50th Anniversary celebrations.

Motion: to accept the nomination of Liz Wynn as President,

Moved: Trevor Wilson Seconded: Alan Fredericks Carried

Liz took the chair and provided a background to her employment history and personal aspirations and then moved on to accept the following nominations for executive positions:

Vice President: Trevor Wilson	Moved: Bob Anderson	Seconded: Louise Anderson
Treasurer: Steven Walker	Moved: Julie Christensen	Seconded: Barry Booth
Secretary: Julie Christensen	Moved: Geoff Boxsell	Seconded: Trevor Wilson
Club Captain: Rob Molino	Moved: Kate Fredericks	Seconded: Stuart Waters

All carried

9. Election Auditor and Approval of Fees

Motion: to accept Bush & Campbell from Wagga Wagga as the auditor of the Club and to accept an estimate of \$4000 for fees

Moved: Louise Anderson , Seconded: Sandy Rendel, Carried

10. Determination of the 2010 Annual Subscription

As per the notice of motion for the Annual General Meeting the Board recommended a small rise in the annual subscriptions of \$10 and that the Board approved working bee credit remains the same.

Motion: to set the 2010 Annual Subscription at \$205

Moved: Robert Garner Seconded: Gayle Pugh Carried

11. Booking System Update

A status report was provided on the activities of the booking system sub-committee upgrade. Tony Lloyd advised:

- Committee had met and considered a number of hardware and software issues covering the membership database, annual subscriptions, website and reservations systems with a view to combining them
- Some hardware upgrades have already taken place with the installation of a new server a key milestone
- Overall the review remains a work in progress and the goal is to have a new system ready to be installed after the winter period, followed by an upgrade of the website.

12. Capital Works update

Following discussions at the previous AGM a status report on the schedule of capital works was provided along with background information and timeline of decision making from 2005 to 2009.

13. Proposed Bathroom Upgrade

Based on the feedback from the 2009 AGM the Board has given consideration to options to upgrade the level 3 bathrooms, the only area of the Lodge not to have had renovations since the 1984 upgrade. Information presenting four options for consideration was circulated with the Annual Report summarised as follows:

Option 1: Aesthetic upgrade (tiling, pc items replacement and vanities) with no structural change totalling approximately \$25,000 per bathroom

Option 2: Aesthetic upgrade, close off existing entrance to create new entry from passageway totaling approximately \$33,000 per bathroom

Option 3: Aesthetic upgrade, reconfigure layout to include en-suite from rooms 4 & 9 and 1 shared bathroom for rooms 5 & 6 and 7 & 8 totaling approximately \$44,000 per bathroom

Option 4: Aesthetic upgrade, reconfigure layout to include en-suite from rooms 4 & 9 and 2 individual bathrooms for exclusive use of rooms 5 & 6 and 7 & 8 totaling approximately \$51,000 per bathroom

Funding options were also presented including members loan, sale of memberships, member levy or a combination thereof and based on the maximum cost of \$100k.

Comments and discussion were many and varied and also came in writing from some not able to attend the meeting:

- Option 4 appeared to be more hotel like
- Prudent to take a longer term vision to the approach taken to the renovation
- Individualising the bathrooms could cause congestion
- Configuration 4 appeared to be quite small
- Moving away from shared bathrooms could have an effect on the community feel of the Lodge
- Under-floor heating could be expensive to operate and may be inefficient in the larger configurations
- Timetable for construction and just how essential it was considered to be

A questionnaire was circulated at the end of the discussion in order for the Board to be given a clear understanding of the views of members as to the best approach to take. When tallied, from those attending it would appear that option 2 was the preference with funds to be raised from a small members levy.

It was recognised that further consultation would be required from the members before the Board could make a decision.

14. Other Business

It was advised that we were awaiting notification from KT as to the manner in which the Thredbo Club Card would be processed this year.

Meeting closed 6.25pm and was followed by a special dinner MC'ed by Liz Wynn celebrating the contribution of Alan Fredericks to the Club attended by 80 members and guests. Chas Keys provided a humorous look at the history of Alan's presidency.