



# **Kiama Alpine Club Cooperative Limited**

## **2019 Annual Report**



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## Annual Report 2019

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### Contact Details

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[www.facebook.com/KiamaAlpineClub](http://www.facebook.com/KiamaAlpineClub)

[www.twitter.com/KiamaAlpineClub](http://www.twitter.com/KiamaAlpineClub)

## Club Contacts

President	Andrew Wearne
Vice President	Tony Lloyd
Treasurer	Andrew Wearne
Secretary	Liz Wynn
Booking Director	James Garner
Joint Club Captains	Andrew Balak and Anton Lindell
Communications and Social Media Director	Megan Howard
Lodge Operations Director	Stephen Honey
Property Maintenance Director	Jeremy Balak (resigned Dec 2019)
Village Liaison Director	Phill Deer
Club Solicitor	Sandy Rendel
Lodge Manager	Michelle Palmer

## Life Members in 2019

Barry Booth, Geoff Boxsell, Joan Fraser, Alan Fredericks, Anne Honey

Elaine Honey, Sandy Rendel, Robert Walker, Steven Walker

### Deceased Life Members

Eugene Baranowsky, Lala Baranowsky, John East, John Fraser

Geoff Honey, Geoff Walker, Howard Waters, Fred Wynn

Ron Wynn, Val Wynn, Keith Young

# President's Report

2019 was another amazing year for Kiama Alpine Club, and my first performing the interim role as President, accepting the position from Liz Wynn at the May AGM. I would like to acknowledge the large shoes left for me to fill, and would like to sincerely thank Liz on behalf of the Board for her efforts in supporting me and the transition of all Director's roles over the past 12 months.

We achieved another record year of revenue and improved our profit result from 2018 putting us in a very strong financial position to not only explore multiple ways to benefit our members in the future, but to ensure our lodge continues to be viable in the current environment.

Snow depths for the year were good with a base over 2 metres during August/September – making for another great year on the slopes. It was fantastic to see so many proudly wearing our new jackets on the mountain with **Team Kiama** certainly the best dressed.

The 2019 Club Weekend was one of the best I have experienced and it was wonderful to celebrate amongst friends young and old in our incredible lodge. There was an excellent turnout with families of all ages hitting the slopes for a fun weekend of snowboarding and skiing. The highlights were the treasure hunt on Merritts, schnapps, beers and bubbles at Dead Horse Gap, a mystery wine tasting evening, Club races on the mountain with a record turnout of members, fireworks & sparklers followed by an 80s Rock party and the traditional Kiama Lodge communal feast. It is certainly a date on my family's calendar that is firmly fixed year on year.



Thredbo announced a state-of-the-art, high speed Gondola will be built and intends to be launched ready for the pending winter 2020 season to replace the Merritt's double Chairlift. We will miss the old chairlift and its nod to generations gone by, but the good news is we managed to secure a piece of Thredbo history, the **Number 58** chair that is going to be installed at the lodge for all to enjoy over time. 1958 was the year the lodge began. We hope you like it!



I would like to thank all members and guests that contribute to making our lodge a wonderful success enjoyed by so many. Your efforts, whether through your presence, suggestions, feedback or contribution at the AGM or working bee is so very much needed and appreciated.

In addition, I would like to thank the Board and our lodge manager Michelle Palmer for all they do to ensure not only that our lodge is viable, but that it is the best it can be.

**2019 was a stellar year - 2020 will be challenging.**

COVID-19 has touched all our lives and will most certainly impact Kiama Alpine Club's revenues and cash flow. At the time of writing this report, the lodge is closed. Michelle is 'holding down the fort' ensuring the lodge is maintained and ready to re-open when able in accordance with Government Guidelines to what I am sure will be good demand. Fingers crossed we will open before the 2020 winter season closes.

Thank you for all your support and understanding during these unprecedented times. We will continue to communicate to all members regularly through emails and on our website. Our cash position is strong with over \$300k in the bank as at 23<sup>rd</sup> April 2020. We have suspended all non-essential maintenance and have contacted suppliers to ensure we reserve cash flows. Working in the healthcare sector myself gives me great confidence that as a country we will get through this and while it might not be business as usual for some time, we will certainly be enjoying Thredbo soon!

Finally, thank you to my wife Belinda and to my daughters Lily and Ava whose love of snowboarding and the lodge makes it all very worthwhile.



Andrew Wearne | President

# Treasurer's Report

It is with great pleasure I present the 2019 financial results for Kiama Alpine Club.

The financial performance of the Club over the last 12 months **has again been outstanding** and as always, the Board's intention is to ensure that profits are returned to members by continuously improving our Lodge and providing a better experience for everyone.

Fantastic revenue results continue in 2019 with a record year **exceeding \$350k in income**. I am now into my 6<sup>th</sup> year as Treasurer and I have been very lucky to be part of a dedicated team focused on maintaining our lodge as one of the best! Special thanks also to Megan and Renae at Walker BDS for their ongoing support and fantastic customer service.

Please find below the Treasurer's Report for 2019.

## Operating Results

Total revenue was reported at **\$355,869** that is up 3% from \$344,709 in the previous period due to solid demand from members and guests throughout the year. The financial statements show a **\$76,306 profit** (after depreciation and amortisation) for the year compared with \$53,776 from previous.

## Capital Expenditure

Capital Expenditure totalled less than **\$20k** which is similar to 2018 and primarily made up of repairing the balcony and securing a unique piece of Thredbo History (Merritt's chair # 58). Due to the COVID-19 Pandemic the Board has made the decision to suspend all non-urgent capital works in 2020 in order to manage cash flows during this period of uncertain revenues.

## Cash Flow

Cash on hand as at 31 December 2019 was **\$351,891** which is up 50% from \$225,317 in 2018 due to strong revenues and maintaining low levels of Accounts Receivables. The cash position is one of the strongest in the club's history.

As at the timing of writing this report, 21<sup>st</sup> April 2020, our cash position remains strong and is in excess of \$330k which will provide a critical buffer as we face the risk of zero revenues for the 2020 winter season.

**The results are in line with forecasts and overall, the financial position of the lodge is excellent.**

**While 2020 will impact our cash reserves we are in a solid position to manage liquidity during these unprecedented times.**

Kindest regards,

Andrew Wearne | Treasurer

# Secretary's Report

In 2019 Club membership grew to a total of 411 members with 14 new 18 year old and spouse/partner members welcomed:

New spouse/partner memberships (4)	Katie Mulquiney (was noted in 2018 report incorrectly), Nicholas Walker, Klee Harker and Adam Sandry
New 18 year old members (10)	Brooke Walker, Ashlea Morris, Naomi Waters, Charles Kellaway, Solomon Gates, Maclean Dombkins, Angus Waters, Isobel Tyquin, Jamieson Cerezo and Alexander Pemberton Plus Johnathon Ferguson should have been noted in 2018 report
Share Transfers	Nil
Family Memberships	Nil as the Board has continued to keep this on hold

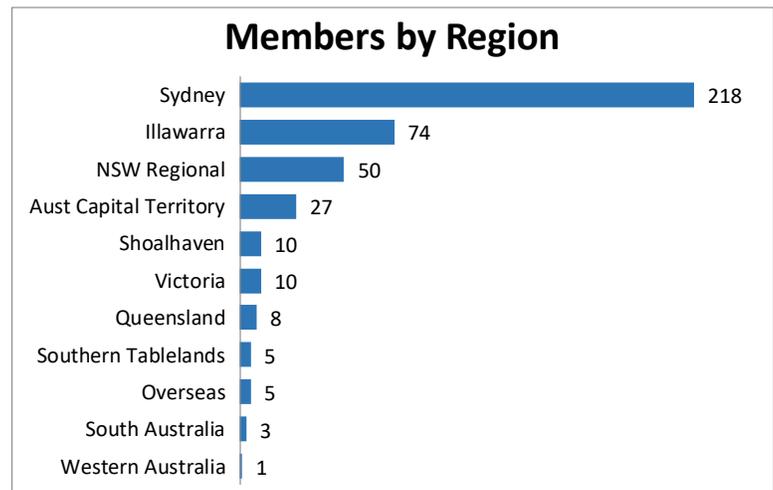
We farewelled the following members:

- Emma Dickens, Dorothy Topfer and Susan Lapin resigned as they were no longer using the Lodge.
- The Board cancelled 5 memberships due to non-payment of annual subscriptions of more than 2 years for: Dylan Anderson, Alexandra De Zwart, Valerie Fraser, Jeffrey Moir, Simone Schade. Thanks go to Vice President Tony Lloyd for the substantial efforts in contacting these members to provide opportunities to retain their membership.
- We also sadly farewelled our first lodge caretaker – Romak Leszczynski who passed away in March. Romak joined Kiama Lodge in 1992 for one winter season and will be sadly missed.

Our membership now consists of the following demographics:

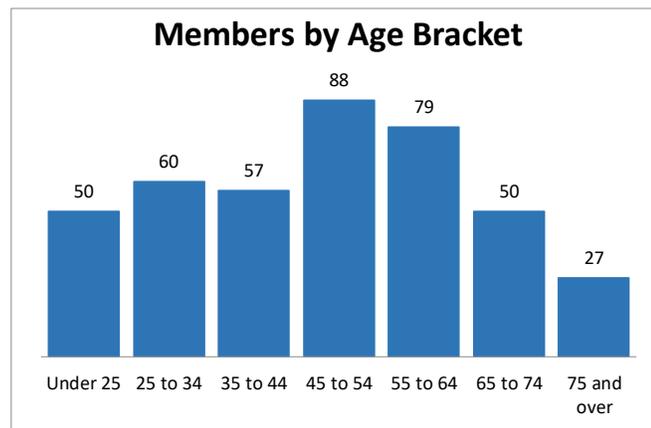
## Members by Region

Region	%	Count
Sydney	53%	218
Illawarra	18%	74
NSW Regional	12%	50
Aust Capital Territory	7%	27
Shoalhaven	2%	10
Victoria	2%	10
Queensland	2%	8
Southern Tablelands	1%	5
Overseas	1%	5
South Australia	1%	3
Western Australia	0%	1
<b>Grand Total</b>	<b>100%</b>	<b>411</b>



## Members by Age Bracket

Age bracket	%	Count
Under 25	12%	50
25 to 34	15%	60
35 to 44	14%	57
45 to 54	21%	88
55 to 64	19%	79
65 to 74	12%	50
75 and over	7%	27
<b>Grand Total</b>	<b>100%</b>	<b>411</b>



## Board Members 2019

In 2019 we welcomed Stephen Honey to the Board in the role of Lodge Operations Director and Ian Jones returned to the Board in a new role of IT Director. At the 2019 AGM we thanked retiring Directors Karyn Bartholomew and Jane Carroll. Jane for her work as Secretary over the past 3 years and particularly the work on the 60<sup>th</sup> anniversary. Karyn for her work as Promotions Director, Secretary and Lodge Operations driving the bedroom refurbishment.

Since the 2019 AGM there has been one change to the Board with Jeremy Balak resigning in December 2019 from his role as Property Maintenance Director due to a move to Singapore. Thanks go to Jeremy for all his support with the working bees and major projects such as replacing the balcony tiles and his work towards resolving the damp issues in the back bedrooms. Jeremy's role has been vacant and will be filled as per the Club Rules at the 2020 AGM. Rob Walker has indicated he is keen to take on the role and has been supporting the Board for the past few months on the planned maintenance and capital works projects.

## Board Meetings

The board has held a total of 7 meetings since the last Annual General Meeting in May 2019:

Date	Location	Attendees
18 June 2019	Crows Nest Hotel	Andrew Wearne, Liz Wynn, Phill Deer, Anton Lindell, Andrew Balak, Jeremy Balak, Ian Jones, Stephen Honey. Apologies: Jeremy Balak, Tony Lloyd, James Garner, Megan Howard
10 September 2019	Crows Nest Hotel	Andrew Wearne, Liz Wynn, Andrew Wearne, James Garner, Phill Deer, Anton Lindell, Andrew Balak, Jeremy Balak, Ian Jones, Stephen Honey, Jeremy Balak, Tony Lloyd (by phone) and Megan Howard. Apologies: nil
10 December 2019	The Oaks Hotel, Neutral Bay	Andrew Wearne, Tony Lloyd, Liz Wynn, James Garner, Phill Deer, Anton Lindell, Ian Jones, Stephen Honey. Guest: Michelle Palmer (Lodge Manager). Apologies: Andrew Balak, Megan Howard
22 February 2020	Lodge Maintenance Walk	Michelle Palmer, Liz Wynn, Stephen Honey, Rob Walker and Steven Walker
24 February 2020	Video/Teleconference	Andrew Wearne, Liz Wynn, James Garner, Phill Deer, Anton Lindell (until 6.15pm), Megan Howard. Apologies: Andrew Balak, Tony Lloyd, Ian Jones, Stephen Honey, Rob Walker
26 March 2020	Video/Teleconference (due to Covid-19)	Andrew Wearne, Tony Lloyd, Liz Wynn, James Garner, Anton Lindell, Andrew Balak, Megan Howard, Stephen Honey, Ian Jones. Apologies: Phil Deer
23 April 2020	Video/Teleconference (due to Covid-19)	Andrew Wearne, Tony Lloyd, Liz Wynn, James Garner, Anton Lindell, Andrew Balak Megan Howard, Stephen Honey, Ian Jones

## Director Attendance

Director	Number attended	Director	Number attended
Andrew Wearne	6	Phill Deer	5
Liz Wynn	7	Megan Howard	4
Tony Lloyd	4	Jeremy Balak (resigned Dec 2019)	2
Anton Lindell	6	Stephen Honey	6
Andrew Balak	4	Ian Jones	5
James Garner	5		

Thank you to all board members for their contributions.

## Rule change – Life Members

Members attending the 2019 AGM approved the rule change to increase the number of Life Members from 10 to 15 (we currently have 9 Life Members). The rule change was adopted by NSW Fair Trading and our updated rules are available on the website. Sincere thanks go to Club Solicitor Sandy Rendel for his pro-bono legal support with the

rule changes and I encourage all members to nominate any member(s) who you feel might fit the criteria for Life Membership. Information is available on the website at <http://www.kiamaalpineclub.org.au/kac-club-life-members.htm>

## Change to Registered Address

We have also recently changed our Legal Registered Address from RMB Lawyers to WalkerBDS in Tumut.

## 2020 AGM Postponed to Sunday 20 September

Due to the impact of Covid-19, the 2020 Annual General Meeting which was planned for 3 May will now be held on Sunday 20 September 2020 at The Pavilion Kiama. Although it was possible to hold the AGM using video conferencing in May, the Board felt this was not the right time to change Directors and far better to reschedule to a time when we can be discussing the future hopefully optimistically. Kiama Pavilion are confident they can manage social distancing guidelines in the meeting room and we will provide the ability to attend the meeting via video conference for those who are unable to attend in person.

I'd like to encourage members to attend and contribute to the running of the club by nominating to join the Board.

My sincere thanks go to Andrew Wearne for taking on both President and Treasurer roles this year and allowing me to retire from the President position after 9 years and step back from some of the Club commitments. Thank you also for all the Directors and members who sent me off at the AGM and dinner in such a positive way and for the lovely messages from so many members. I have thoroughly enjoyed my time on the Board and I'm pleased to continue for the time being as Club Secretary to ensure continuity over the next 12 months. All your support along with my wonderful husband Paul has been much appreciated and I look forward to seeing you all at the Lodge once we can re-open or at the 2020 AGM.

Liz Wynn | Club Secretary



# Club Captain's Report

2019 was another successful year for members of our Club.

## Kiama Club Weekend

Following on from the success of the 2018 60<sup>th</sup> anniversary celebrations another 3-day Club Weekend was fantastic. Bringing back the club spirit of yesteryear, with a mammoth effort from Michelle to fit everybody into the lodge, whilst balancing the younger members desires to sleep in the Bob Anderson Room and the Games Room. Everyone enjoyed club races on the Rossignol racecourse on the Saturday. Showing the future of the club is stronger than ever. The Friday night wine tasting proved every popular, while Saturday's 80's theme and potluck dinner seemed to bring out the inner rock or disco in everybody. Members sporting funky wigs, tights and fluorescent clothing, or acted like Rock Gods, it was the rage of the evening.

Fantastic snow and great conditions made 2019 Club Weekend the best weekend ever!!! There was a great turnout this year with families of all ages hitting the slopes for a fun weekend of skiing and snowboarding. Everyone had lots of fun from a Kids Treasure Hunt on Merritts, schnapps and beers at Dead Horse Gap, a mystery wine tasting evening, Club races on the mountain with record turnout of members, fireworks & sparklers followed by 80s Rock party and the traditional Kiama Lodge communal feast.



## 2019 Kiama Alpine Club Championship Results

### Senior Mens Club Champion ~ Skiing

1<sup>st</sup> Rob Walker

2<sup>nd</sup> Phil Deer

3<sup>rd</sup> Matt Walker



### Senior Womens Club Champion ~ Skiing

1<sup>st</sup> Tanya Deer

2<sup>nd</sup> Emma Lindell

3<sup>rd</sup> Megan Howard



### Junior Boys Club Champion ~ Skiing

1<sup>st</sup> Marcus Lindell

2<sup>nd</sup> Callum Schier

3<sup>rd</sup> Luke Lindell



### Junior Girls Club Champion ~ Skiing

1<sup>st</sup> Grace Anderson

2<sup>nd</sup> Sonia Lindell

3<sup>rd</sup> Olivia Harker



**Senior Mens Club Champion ~ Snowboarding**

1<sup>st</sup> Andrew Wearne

2<sup>nd</sup> Ben Davis

3<sup>rd</sup> Gavin Telford



**Senior Womens Club Champion ~ Snowboarding**

1<sup>st</sup> Belinda Wearne



**Junior Boys Club Champion ~ Snowboarding**

1<sup>st</sup> Cameron Telford

2<sup>nd</sup> Lachlan Schier



**Junior Girls Club Champion ~ Snowboarding**

1<sup>st</sup> Lily Wearne

2<sup>nd</sup> Ava Wearne



## Peoples Choice Awards for Mystery Wine Tasting

1<sup>st</sup> Tony Lloyd

2<sup>nd</sup> Miles Anderson

3<sup>rd</sup> Len Lindell



## Girl power at Kiama Alpine Club!!



## Youngest Kiama Club supporter Ethan at 15 wks



## Youngest ski racer – Sören Lindell at 4 years!



## Kiama kids on Treasure Hunt around Merritts



## Senior Interclub Races 2019

Due to one of the biggest powder dumps in Thredbo's history and then extremely windy conditions – the Senior InterClubs for 2019 were cancelled. Thank you to all those who were ready to compete for Kiama – we look forward to seeing you all next year. This is the first time ever we've had a race cancelled due to too much snow! But what an epic day we all had skiing!! Thanks Thredbo for cancelling the Top to Bottom & Senior InterClubs !!

2020 seems like it is going to be a year to remember. We will personally remember it as a time that we pulled together as a community and started to reach out and look after one and another. Whatever happens this years' winter season is into the future but today is the present and let's cherish it together and from Anton and Andrew Stay safe and stay healthy.

[Andrew Balak and Anton Lindell | Joint Club Captains](#)

Club Weekend 2019 – 80s Rock



# Booking Director's Report

Thredbo has continued getting busier year-round such that combined with another great winter season with both an early start and late finish, our amazing lodge and the hard work of our Lodge Manger, Michelle, we have once again broken a number of accommodation occupancy records in 2019.

These records included a record-breaking total of 6,145 bed nights and \$296,416 in accommodation revenue for 2019 off the back of the record set last year of 5,463 bed nights. Most of the additional bed nights in 2019 were from large increases in the lodge's utilisation during what have traditionally been quieter months. We saw record-breaking high occupancy in March, August, October and November in 2019 for the lodge.

2019 started off the back of record-breaking high occupancy for December 2018 and didn't slow down. Summer was extremely busy with only a slight lull as an early winter approached towards the end of May.

Like the last few years, there were a high number of Members winter preferential bookings submitted before the closing date. Through the tireless effort of Michelle and a number of members who assisted by being flexible with their winter dates, we managed to avoid the need for any winter booking ballots whilst accommodating everyone's needs for another year. A big thank you to Michelle and those who assisted in this!

The 2019 winter season saw extremely high demand for the lodge due to the great conditions. The demand started early, with the lodge being heavily utilised throughout June, which led to it being our largest June in 11 years. The high demand continued right through to spring and thanks to Michelle's work great work fitting in everyone's bookings, and filling any vacancies or cancellations, we experienced an amazing 90% occupancy for the winter season.

Things stayed busy post-winter, as soon as the snow had started to melt, the lodge saw record occupancy in October and November where the lodge's guests were even treated to a number of snow falls.

Member utilisation of the lodge in 2019 was at similar levels to 2018 which included members making up two-thirds of peak winter bookings, although the extra utilisation of the lodge in the off-peak winter season and summer was mostly by non-members.

Feedback from members about the perceived lack of availability of the lodge for members has led the board to trial some important changes for the planned 2020 winter season and next summer. These changes are to try and emphasise member priorities and increase availability for members and their accompanying non-members during peak periods. These changes include the differentiation of non-member guests staying at the lodge accompanied by a member and those not accompanied by a member. During periods of the year, different rates will apply. Also, different availabilities and booking priorities have been set including a trial of not allowing any unaccompanied non-members for a period of August. We also conducted a review of our rates throughout the year and made a number of small adjustments to manage the high demand periods during the year.

Member rates for winter remain unchanged and we have reduced the peak summer rate for members. Accompanied Non-Member rates have increased slightly for the winter-shoulder and winter-peak seasons compared to last year's Non-Member rates. Unaccompanied Non-Member rates are a new rate and has been set higher than Accompanied Non-member rates during various periods. All our rates still represent great value for anyone looking for quality accommodation, like ours, in Thredbo.

In the wake of summer bush fires, and in light of the current COVID-19 situation, the fantastic results of 2019 and the recent preceding years have significantly contributed to the great position the club is in to deal with the lodge's current closure and the great uncertainty regarding the 2020 winter snow season.

Safe wishes to all and hopefully we can all be enjoying the lodge again soon.

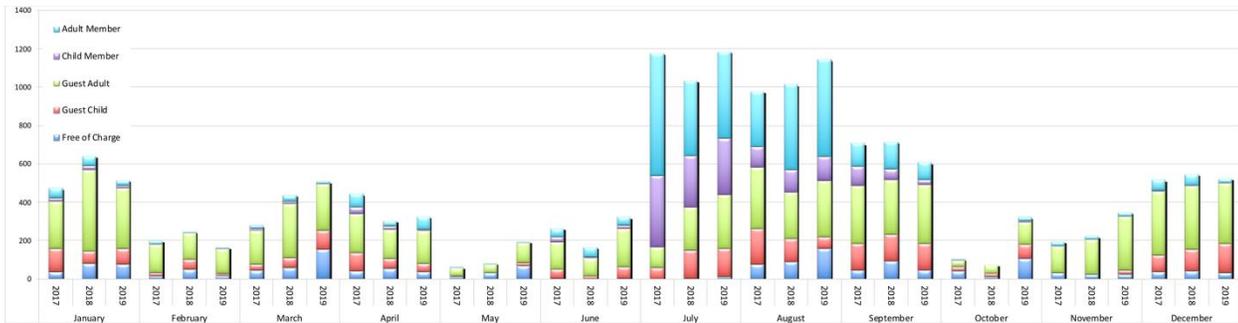
James Garner | Booking Director

## Booking Comparison Tables and Charts

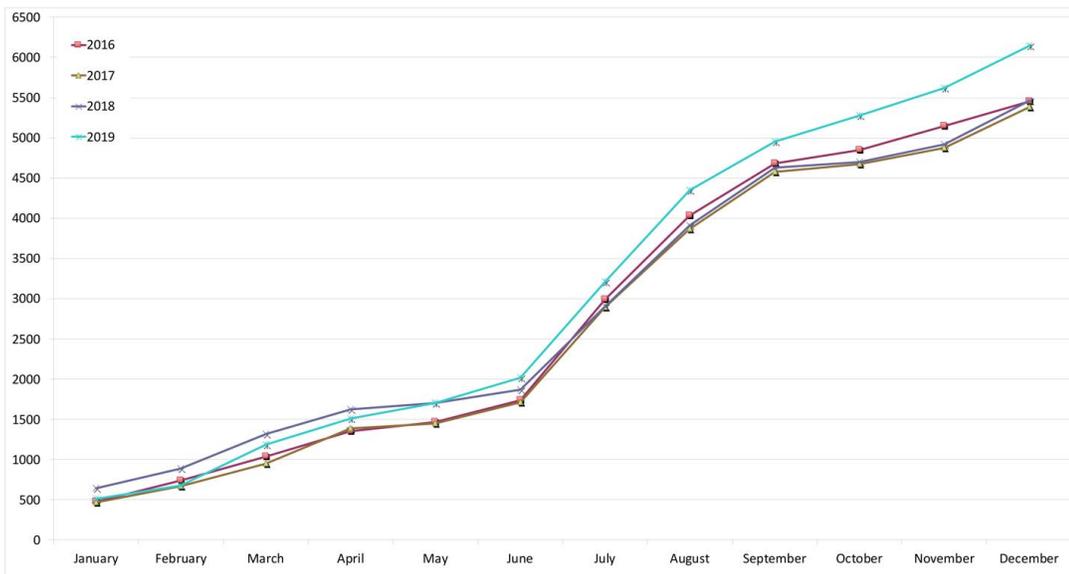
**Table 1: Booking Statistics – Monthly Total Bed Nights with Breakdown of Occupancy Type**

	Adult Member			Child Member			Guest Adult			Guest Child			Free of Charge			Grand Total		
	2017	2018	2019	2017	2018	2019	2017	2018	2019	2017	2018	2019	2017	2018	2019	2017	2018	2019
<b>January</b>	49	50	26	18	23	13	247	421	318	122	66	78	36	80	78	<b>472</b>	<b>640</b>	<b>513</b>
<b>February</b>	16	6	6	0	0	2	147	138	129	19	52	10	15	49	17	<b>197</b>	<b>245</b>	<b>164</b>
<b>March</b>	15	31	12	9	12	2	177	282	241	34	52	98	44	59	155	<b>279</b>	<b>436</b>	<b>508</b>
<b>April</b>	69	27	67	35	17	5	203	152	171	96	52	43	40	54	37	<b>443</b>	<b>302</b>	<b>323</b>
<b>May</b>	4	2	4	0	0	0	44	45	107	2	0	14	12	33	69	<b>62</b>	<b>80</b>	<b>194</b>
<b>June</b>	43	51	43	29	5	16	139	93	197	50	15	61	2	0	4	<b>263</b>	<b>164</b>	<b>321</b>
<b>July</b>	638	389	451	372	268	292	106	228	282	59	144	147	0	4	12	<b>1175</b>	<b>1033</b>	<b>1184</b>
<b>August</b>	287	444	504	107	117	126	320	245	292	189	119	61	74	89	159	<b>977</b>	<b>1014</b>	<b>1142</b>
<b>September</b>	121	139	91	100	55	26	300	285	308	138	138	135	47	95	47	<b>706</b>	<b>712</b>	<b>607</b>
<b>October</b>	4	0	19	2	0	7	32	40	116	23	19	73	41	11	106	<b>102</b>	<b>70</b>	<b>321</b>
<b>November</b>	21	17	19	0	0	0	139	182	283	2	1	22	32	22	22	<b>194</b>	<b>222</b>	<b>346</b>
<b>December</b>	55	57	22	6	0	0	330	334	318	86	111	151	39	43	31	<b>516</b>	<b>545</b>	<b>522</b>
<b>Total</b>	<b>1322</b>	<b>1213</b>	<b>1264</b>	<b>678</b>	<b>497</b>	<b>489</b>	<b>2184</b>	<b>2445</b>	<b>2762</b>	<b>820</b>	<b>769</b>	<b>893</b>	<b>382</b>	<b>539</b>	<b>737</b>	<b>5386</b>	<b>5463</b>	<b>6145</b>

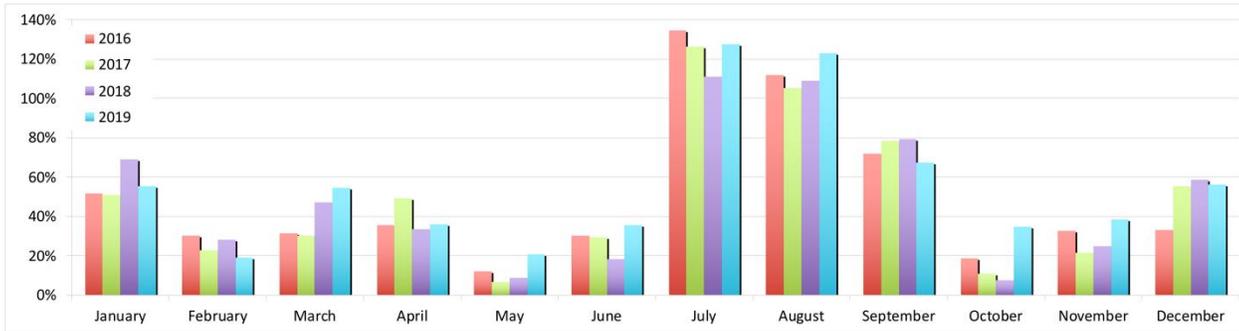
**Figure 1: Booking Statistics – Monthly Total Bed Nights with Breakdown of Occupancy Type**



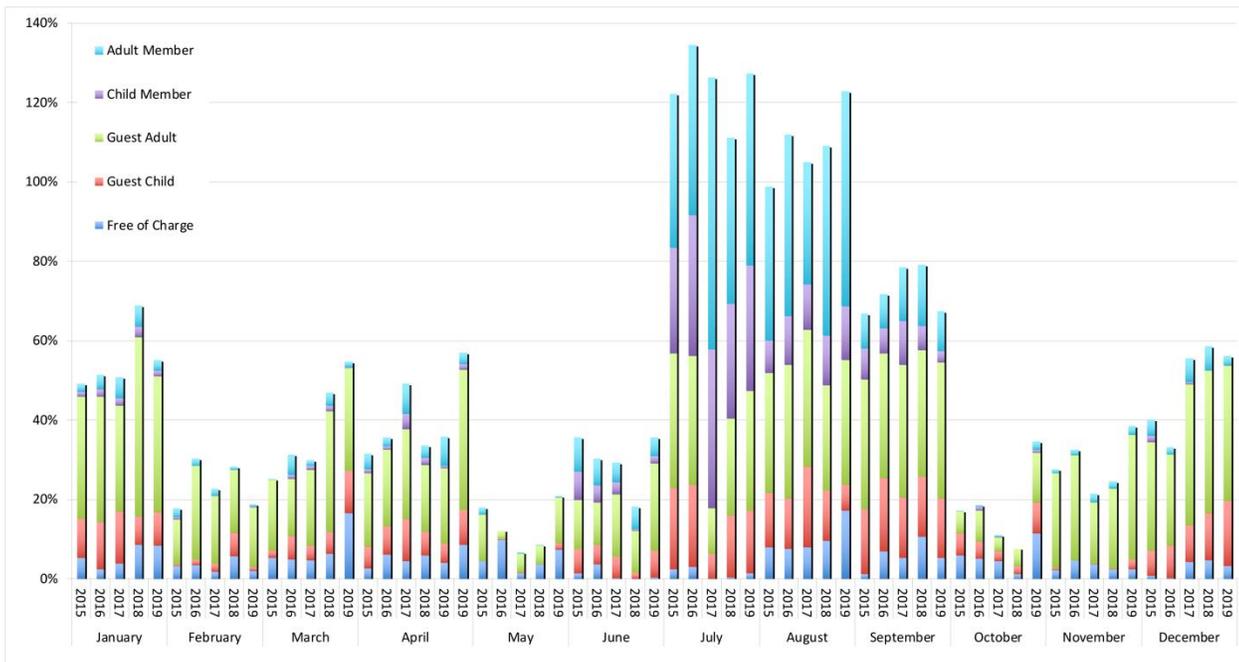
**Figure 2: Booking Statistics – Cumulative Yearly Bed Nights**



**Figure 3: Booking Statistics – Monthly Percentage Occupancy**



**Figure 4: Booking Statistics – Monthly Percentage Occupancy with Breakdown of Occupancy Type**



# Thredbo Village Liaison Report

The 2019 season turned out to be one of the best snow seasons in the last 20 years (only the 2017 and 2000 seasons had greater accumulated snow depth measured at Spencers Creek). For those who managed time in the resort in August you would have seen some extraordinary conditions.



According to the Australian Ski Areas Association there were over 2.35 million skier days across all Australian resorts in 2019 (roughly on par with 2018). And of course, with the extensive snowmaking system at Thredbo, conditions were very good for most of the season.

In addition to the strength of the winter business, Thredbo has continued to grow summer business with mountain biking, summer hiking and festivals growing substantially this past decade.

In January 2019 Thredbo hosted its 25<sup>th</sup> and biggest ever Blues Festival with an amazing line-up of acts and a pretty full village to partake in all the fun. As well in February Thredbo was host to the Thredbo Super Enduro Mountain bike event with over 400 riders participating; and in March the Thredbo Food and Wine Festival as part of the Taste of the Snowies promotion.

For the third year running Thredbo has been awarded the Best Australian Ski Resort in the 2019 World Ski Resort Awards which were announced in a ceremony in Kitzbuhel, Austria in late November.

All of this has helped provide the business confidence needed for the owners of the resort to commit to the substantial investment in the replacement of the old Merritts lift with a new detachable, high speed, 8-person gondola that will reduce ride-time to the Cruiser area down to six minutes. This has been backed up by extensive automated snowmaking being added to Dream Run to help open up the tree skiing from Merritts spur and guarantee a better cover for more advanced skiers to exit the Cruiser area. And of course the gondola will also provide a much safer download exit for beginner and low-end intermediate skiers that will provide access to both Friday Flat (via a new mid-station just above the High Noon exit to Friday Flat) and the village where the base of the Gondola will be situated close to the old Merritts lift load station.

The latter half of 2019 and early 2020 was badly affected by the bush fires with Thredbo Resort being evacuated in late December and not reopened until January 14th. Fortunately, Thredbo was not physically affected by the bushfires. And, in March of this year with the impact of the Corona Virus all events and travel to the area for tourism have been shut down.

However, work has continued on the gondola, snow making and new Friday Flat car parking and as at early April 2020 construction is ahead of schedule with completion due for the 2020 opening of the season (if the opening goes ahead in June).

Let's all hope that we get through the current partial lock-down situation safely and that we can actually enjoy another great ski season at Thredbo in 2020.

Phill Deer | Village Liaison Director

# Lodge Maintenance and Lodge Operations Report

The Lodge continues to look wonderful thanks to the many members attending the May and October working bees. Not only were all the usual cleaning and maintenance jobs completed, the Cooma room, laundry, foyer and drying room received a refresh being painted with more hooks installed and the tiled stairs were scrubbed and new non-slip tape installed to help prevent slips and falls.

Other jobs of note throughout the year included removing another dead tree at the rear of the lodge which was overhanging the roof (due to a borer which has been seen in many other trees in Thredbo) and a major clear up of leaf litter and garden maintenance which proved imperative with the bushfire threat that followed, oven and fridge servicing and installing new lights in the drying room, laundry and dining room. Plus, Michelle instigated a gallery of children's art work in the games room which has been well-received.

Our major maintenance project of 2019 was the replacement of the balcony tiles with better non-slip tiles and colorbond capping to stop the lime leaching on to cars in the car park thanks to Jeremy Balak, Rob Fraser and Michelle. We also continued to try to resolve the damp issues in the back bedrooms installing fans in the walls to improve the air circulation. Rob Walker recently met with a building scientist who has recommended a new product which we believe will resolve the damp. In 2020 we had hoped to strip the bedrooms and seal them internally allowing us to refresh the bedrooms with new carpet, paint, lighting etc but with Covid-19 we have elected to put this major piece of maintenance on hold.

We have also elected to put the project with YHA and KT to replace the pavers on the shared driveway and bottom section of our car park and installing the Merritt's #58 chair on hold for the time being.

We would like to thank one of our new members Klee Harker for supplying much improved wood for the fireplace. Klee joined in 2019 and continues the family membership with his wife Allison's grandfather Keith Young being the Club's first President in 1958 – so wonderful to continue this connection.

Although the May 2020 working bee has been cancelled due to Covid-19, Michelle is working through all the jobs to ensure the lodge is ready when we can open and hopefully, we will be able to offer an October working bee. We encourage all members to join a working bee. They really are great fun and help to reduce the running costs of the lodge.

We would like to install more canvas prints of alpine regions when we eventually upgrade the back bedrooms and have sent a call out to members to send your favourite Australian or international landscape images (without people so they don't date) to Michelle at [lodge@kiamaalpinelodge.com.au](mailto:lodge@kiamaalpinelodge.com.au)



Stephen Honey | Lodge Operations Director

# Lodge Managers' Report

I am so grateful to write of 2019's success, however, it feels surreal as I sit here now, alone in the closed lodge.

For the most part, last year was truly wonderful for Kiama Lodge and Thredbo. 2019 totalled 6145 bed nights, a significant increase on the year prior's record of 5463. The vast bulk of these increased booking numbers attended the Lodge during the quieter months of March, May, June, October and November. I am proud to report of increases during historically quieter periods, which highlights Thredbo as a year-round destination.

We started the year with temperatures in the mid 30's. It was so hot in Kiama's carpark that my rearview mirror melted off my windscreen! The 25<sup>th</sup> Annual Blues Festival was welcomed during balmy weather, and locals made the most of BlackBear trivia nights on hearing that this Thredbo institution would soon be demolished.

Spring saw Kiama member Chas Keys, receive a Skade Award by the International Ski History Association for his book, Thredbo: Pioneers, Legends, Community. Snowy 2.0 was approved with the first power expected late 2024, and we celebrated the 70th year of the Snowy Scheme 1949 – 2019. As leaves fell, we enjoyed \$10,000 Easter egg hunts and Jindabyne's Lake light Sculptures. Stuart Diver was appointed General Manager of Thredbo Resort and the Alpine Hotel swimming pool was filled in with the courtyard re-named The Alpine Bar.

Winter was a stellar season of snow and visitation, with snow depth peaking at 228.8cm. Early snowfalls saw Perisher record their longest ski season in memory, starting 31st May and running 136 days in total, but please note some days were limited to busy Front Valley T-Bars. I remember it being icy-cold and blustery, with near all experiencing wind-hold days. Mulled wine was sipped in the lounge and dining room as we watched flare runs and fireworks through frosty windows safe from the biting conditions on the balcony.

An August blizzard brought such treacherous conditions that arriving Kiama members were unable to get to the lodge due to numerous accidents along the Alpine Way. Thredbo, Perisher and Bullocks Flat carparks overflowed on multiple weekends with vast numbers of holiday makers turned away, their dreams of riding wind swept snow shattered. Jindabyne guests were advised to leave for the slopes by 6am to guarantee parking. Many of us are upset with the ongoing failure of the powers-that-be to provide adequate public transport in our area.

Notable season highlights included: Kareela Hut celebrating its 60th birthday, the Thredbo Alpine Museum's 1998 World Cup exhibition, Merritt's double chair seeing last lifts, Kiama's Club weekend rocking the 80's with a new sound system, and having my son Liam come home for a too-short visit.

We entered spring with one of the biggest snow depths in the past 20 years and saw continued snow falls through October and November. We built snowmen on the balcony table whilst media and friends began reporting of serious fires and evacuations elsewhere in the state. The Thredbo Valley Trail extension opened an additional 18.4 km of mountain biking from Lake Crackenback Resort to the Gaden Trout Hatchery. Excellent feedback from members and guests happily note a difficult terrain with nil exit points on the lower TVT, except for the start and finish.



Kiama Lodge purchased Merritt's chair #58, helping raise some \$200,000 for charity. Beneficiaries included: Thredbo Early Childhood centre, Thredbo Volunteer ski patrol, Thredbo Historical Society and Disabled Wintersport Australia.

As summer returned, KT began installation of the \$10 million Doppelmayr eight-seater gondola. We farewelled L'Etape Australia as they ran their fourth and final event in the Snowy Mountains, learnt that Snowyride 2020 would be the final motorcycle cancer fundraiser, and enjoyed a very successful Cannonball MTB championships. As Victoria's fires neared the National Park, lightning strikes started local blazes close to home. Hence, New Year's celebrations were cancelled.

In light of the current COVID-19 situation, and all of our normal lives suspended, no one can predict how the remainder of 2020 will unfold. What I can say is that I look forward to enjoying your company again as soon as possible so we can get back to doing what we love so dearly, being at Kiama Lodge. Safe wishes to all.

[Michelle Palmer | Lodge Manager](#)



# Financial Statements for the Year Ended 31 December 2019

## KIAMA ALPINE CLUB CO-OPERATIVE LIMITED

### DIRECTORS' REPORT

AS AT 31 DECEMBER 2019

The Directors present their report together with the accounts of Kiama Alpine Club Co-operative Limited for the year ended 31 December 2019 and the auditors' report thereon.

#### DIRECTORS

The Directors in office during or since the end of the year are:-

Andrew Wearne	Anthony Lloyd
Anton Lindell	Andrew Balak
Elizabeth Wynn	Karyn Bartholomew (Resigned 4/5/2019)
Philip Deer	Ian Jones (Elected 4/5/2019)
James Garner	Jane Carroll (Resigned 4/5/2019)
Megan Howard	Jeremy Balak (Resigned 10/12/2019)
	Stephen Honey (Elected 4/5/2019)

All directors have been in office the entire year unless stated above.

#### 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 surplus for the year ended 31 December 2019 amounted to \$76,306 (2018 surplus \$27,325).

#### 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.

**KIAMA ALPINE CLUB CO-OPERATIVE LIMITED**

**DIRECTORS' REPORT**

**AS AT 31 DECEMBER 2019**

**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 Act is set out on the following page.

**Signed in accordance with a resolution of Directors**

**A Wearne  
Director**

**E Wynn  
Director**

**Dated this 26th day of March 2020**

**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 2019 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**  
Chartered Accountants



**David Rosetta**  
Partner

Wagga Wagga  
26 March 2020

**KIAMA ALPINE CLUB CO-OPERATIVE LIMITED**

**STATEMENT OF COMPREHENSIVE INCOME**

**FOR THE YEAR ENDED 31 DECEMBER 2019**

	Note	2019 \$	2018 \$
Revenues from ordinary activities	2	355,869	344,711
Administrative expenses		(18,708)	(19,122)
Amortisation Expense		(2,156)	(2,156)
Depreciation expense		(48,806)	(49,979)
Caretaker		(53,047)	(49,162)
Rental and lease option		(48,703)	(47,980)
Heating and electricity		(36,131)	(35,780)
Insurance		(16,793)	(15,822)
Repairs and maintenance		(18,085)	(16,457)
Replacements and consumables		(10,958)	(16,219)
Other expenses from ordinary activities		(26,176)	(64,709)
Surplus/(deficit) from ordinary activities before income tax expense		<u>76,306</u>	<u>27,325</u>
Income tax expense	1	-	-
Net surplus/(deficit) from ordinary activities after income tax expense		<u><u>76,306</u></u>	<u><u>27,325</u></u>
Other comprehensive income			
<b>Total Comprehensive Income</b>		<u><u>76,306</u></u>	<u><u>27,325</u></u>

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

**KIAMA ALPINE CLUB CO-OPERATIVE LIMITED**

**STATEMENT OF FINANCIAL POSITION**

**AS AT 31 DECEMBER 2019**

	Note	2019 \$	2018 \$
<b>CURRENT ASSETS</b>			
Cash and cash equivalents	4	351,891	225,317
Trade and other receivables	5	12,765	21,600
Other current assets	6	26,627	21,341
<b>TOTAL CURRENT ASSETS</b>		<b>391,283</b>	<b>268,258</b>
<b>NON-CURRENT ASSETS</b>			
Property, plant and equipment	7	1,090,470	1,122,324
Intangibles	8	159,921	162,077
<b>TOTAL NON-CURRENT ASSETS</b>		<b>1,250,391</b>	<b>1,284,401</b>
<b>TOTAL ASSETS</b>		<b>1,641,674</b>	<b>1,552,659</b>
<b>CURRENT LIABILITIES</b>			
Trade and other payables	9	33,562	22,353
Other liabilities	10	102,750	101,250
<b>TOTAL CURRENT LIABILITIES</b>		<b>136,312</b>	<b>123,603</b>
<b>TOTAL LIABILITIES</b>		<b>136,312</b>	<b>123,603</b>
<b>NET ASSETS</b>		<b>1,505,362</b>	<b>1,429,056</b>
<b>EQUITY</b>			
Retained earnings		1,505,362	1,429,056
<b>TOTAL EQUITY</b>		<b>1,505,362</b>	<b>1,429,056</b>

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 2019**

	2019 \$	2018 \$
Retained earnings at the beginning of the year	1,429,056	1,401,731
Net surplus/(deficit) from ordinary activities	76,306	27,325
Retained earnings at the end of the financial year	<u>1,505,362</u>	<u>1,429,056</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 2019**

	Note	2019 \$	2018 \$
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>			
Cash receipts in the course of operations		364,704	360,020
Cash payments in the course of operations		(221,178)	(306,237)
Interest received		-	146
<b>Net cash provided by operating activities</b>	<b>12(ii)</b>	<b>143,526</b>	<b>53,929</b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>			
Payment for leasehold improvements and equipment		(16,952)	(17,460)
<b>Net cash provided by / (used in) investing activities</b>		<b>(16,952)</b>	<b>(17,460)</b>
Net increase / (decrease) in cash held		126,574	36,469
Cash at the beginning of the financial year		225,317	188,848
<b>Cash at the end of the financial year</b>	<b>12(i)</b>	<b>351,891</b>	<b>225,317</b>

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 2019**

**NOTE 1 - STATEMENT OF SIGNIFICANT ACCOUNTING POLICIES**

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 financial report is a special purpose financial report prepared in order to satisfy the financial reporting requirements of the Co-operatives National Law (NSW) members of the Co-operative.

The directors have determined that the Co-operative is not a reporting entity.

The financial report has been prepared in accordance with the requirements of the Co-operatives National Law (NSW) and the following accounting standards:

*AASB 101 - Presentation of Financial Statements*

*AASB 108 - Accounting Policies, Changes in Accounting Estimates and Errors*

*AASB110 - Events after the Statement of Financial Position Date*

*AASB 1048 - Interpretation of Standards*

*AASB 1054 - Australian Additional Disclosures*

No other applicable Accounting Standards or other authoritative pronouncements of the Australian Accounting Standards Board have been applied.

The financial report has been prepared on an accruals basis and is based on historic costs and does not take into account changing money values, or except where specifically stated, current valuations of non-current assets.

The following is a summary of the material accounting policies adopted by the entity in the preparation of the financial statements:

**(a) Revenue**

Revenue from accommodation sales are recognised in the period to which the service is provided. Membership fee revenue is recognised in the period to which the membership covers. Entrance fees are recognised on a cash basis.

**(b) Income tax**

The Co-operative operates for the mutual benefit of members. Accordingly, the Directors 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 2019**

**NOTE 1 - STATEMENT OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

**(c) Property, plant & equipment**

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

**(d) 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:

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

**(e) 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.

**(f) 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.

**(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.

**KIAMA ALPINE CLUB CO-OPERATIVE LIMITED**  
**NOTES TO AND FORMING PART OF THE ACCOUNTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2019**

	2019	2018
	\$	\$
<b>NOTE 2 - REVENUE</b>		
Accommodation fees	280,129	257,463
Entrance fees	16,091	14,608
Membership fees	59,399	61,842
Interest received	-	146
Sundry Income	250	10,650
	<u>355,869</u>	<u>344,711</u>

**NOTE 3 - PROFIT FROM ORDINARY ACTIVITIES**

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

**Charging expenses**

Depreciation	48,806	51,016
Amortisation	2,156	2,156
Auditor's remuneration	4,750	4,450
Bad & doubtful debts expense	3,641	(800)

**NOTE 4 - CASH AND CASH EQUIVALENTS**

ANZ working account	112,324	69,396
ANZ membership account	239,567	154,671
Cash on hand	-	250
Petty cash	-	1,000
	<u>351,891</u>	<u>225,317</u>

**NOTE 5 - TRADE AND OTHER RECEIVABLES**

Receivable from members	17,315	25,150
Less: provision for impairment of receivables	(4,550)	(3,550)
Income in arrears	-	-
	<u>12,765</u>	<u>21,600</u>

**KIAMA ALPINE CLUB CO-OPERATIVE LIMITED**  
**NOTES TO AND FORMING PART OF THE ACCOUNTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2019**

	<b>2019</b>	<b>2018</b>
	<b>\$</b>	<b>\$</b>
<b>NOTE 6 - OTHER ASSETS</b>		
<b>Current</b>		
Prepaid expenses	<u>26,627</u>	<u>21,341</u>
<b>NOTE 7 - PROPERTY, PLANT AND EQUIPMENT</b>		
Leasehold improvements - at cost	1,887,392	1,873,587
Less: accumulated depreciation	(849,595)	(811,905)
	<u>1,037,797</u>	<u>1,061,682</u>
Furniture, fittings and equipment - at cost	259,346	256,199
Less: accumulated depreciation	(206,673)	(195,557)
	<u>52,673</u>	<u>60,642</u>
	<u>1,090,470</u>	<u>1,122,324</u>
<b>Leasehold improvements</b>		
Balance at the beginning of the year	1,061,682	1,089,603
Additions	13,805	9,462
Depreciation	(37,690)	(37,383)
Carrying amount at the end of the year	<u>1,037,797</u>	<u>1,061,682</u>
<b>Furniture, fittings and equipment</b>		
Balance at the beginning of the year	60,642	65,242
Additions	3,147	7,998
Depreciation	(11,116)	(12,598)
Carrying amount at the end of the year	<u>52,673</u>	<u>60,642</u>
<b>NOTE 8 - INTANGIBLES</b>		
Bed licences - at cost	80,145	80,145
Lease renewal	116,554	116,554
Less: accumulated amortisation	(36,778)	(34,622)
	<u>159,921</u>	<u>162,077</u>

**KIAMA ALPINE CLUB CO-OPERATIVE LIMITED**  
**NOTES TO AND FORMING PART OF THE ACCOUNTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2019**

	<b>2019</b>	<b>2018</b>
	<b>\$</b>	<b>\$</b>
<b>NOTE 9 - TRADE AND OTHER PAYABLES</b>		
<b>Current</b>		
Income in advance	19,736	11,903
Trade creditors	2,967	1,250
Accrued wages	2,998	2,676
Superannuation liability	842	712
PAYG payable	3,549	2,795
GST payable	3,470	3,017
	<u>33,562</u>	<u>22,353</u>
<b>NOTE 10 - OTHER LIABILITIES</b>		
<b>Current</b>		
411 fully paid ordinary members shares		
- expected to be paid after 12 months	102,750	101,250
	<u>102,750</u>	<u>101,250</u>
<b>NOTE 11 - DIRECTORS REMUNERATION AND EXPENSES</b>		
Amounts received or due and receivable by all directors of the cooperative	Nil	Nil
Number of directors of the cooperative whose total income received or due and receivable from the cooperative fell within the following bands:		
Nil	13	13

**KIAMA ALPINE CLUB CO-OPERATIVE LIMITED**  
**NOTES TO AND FORMING PART OF THE ACCOUNTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2019**

**NOTE 12 - NOTES TO THE STATEMENT OF CASH FLOWS**

**(i) Reconciliation of cash**

For the purpose of the Statement of Cash Flows, 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 Statement of Cash Flows is reconciled to the related items in the Statement of Financial Position as follows:

	2019 \$	2018 \$
Cash and cash equivalents	<u>351,891</u>	<u>225,317</u>
	<u>351,891</u>	<u>225,317</u>

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

Operating surplus / (deficit)	76,306	27,325
<b>Add / (less) non-cash items</b>		
Depreciation	48,806	49,981
Amortisation	2,156	2,156
<b>Net cash provided by / (used in) operating activities before change in assets and liabilities</b>	<u>127,268</u>	<u>79,462</u>
<b>Change in assets an liabilities</b>		
(Increase) / decrease in other assets	(5,286)	(59)
(Increase) / decrease in receivables	8,835	15,457
Increase / (decrease) in payables	11,209	(41,931)
Increase / (decrease) in other liabilities	1,500	1,000
<b>Net cash provided by / (used in) operating activities</b>	<u>143,526</u>	<u>53,929</u>

**NOTE 13 - CAPITAL COMMITMENTS**

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

**KIAMA ALPINE CLUB CO-OPERATIVE LIMITED**

**DIRECTORS DECLARATION**

The Directors of the Cooperative declare that:

1. the financial statements and notes are in accordance with the Cooperatives National Law (NSW):
  - (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 2019 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.**

\_\_\_\_\_  
**A Wearne**  
**Director**

\_\_\_\_\_  
**E Wynn**  
**Director**

**Dated this 26th day of March 2020**

**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF:  
KIAMA ALPINE CLUB CO-OPERATIVE LIMITED**

**Opinion**

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 2019, and the statement of comprehensive income, statement of changes in equity and statement of cash flows for the year ended on that date, notes comprising a summary of significant accounting policies and other explanatory notes and the directors' declaration.

In our opinion, the financial report of Kiama Alpine Club Co-operative Limited is in accordance with the *Co-operatives National Law (NSW)*, including:

- (i) giving a true and fair view of the Co-operative's financial position as at 31 December 2019 and of its performance for the year ended on that date; and
- (ii) complying with Australian Accounting Standards and the *Co-operatives National Regulations*.

**Basis for Opinion**

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities* section of our report. We are independent of the Co-operative in accordance with the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 Code of Ethics for Professional Accountants (the Code) that are relevant to our audit of the financial report in Australia. We have also fulfilled our other responsibilities in accordance with the Code.

We confirm that the independence declaration required by the *Co-operatives National Law (NSW)*, which has been given to the directors of the Co-operative, would be in the same terms if given to the directors as at the time of this auditor's report.

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

**Emphasis of Matter**

Without modifying our opinion, we draw attention to Note 1 to the financial report, which describes the basis of accounting. The special purpose financial report has been prepared to assist the entity to meet the requirements of the *Co-operatives National Law (NSW)*. As a result, the financial report may not be suitable for any other purpose.

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

### **Information Other than the Financial Report and Auditor's Report Thereon**

The directors are responsible for the other information. The other information comprises the information included in the Co-operative's annual report for the year ended 31 December 2019, but does not include the financial report and our auditor's report thereon.

Our opinion on the financial report does not cover the other information and accordingly we do not express any form of assurance conclusion thereon.

### **Directors' Responsibility for the Financial Report**

The directors of the Co-operative are responsible for the preparation of the financial report that gives a true and fair view in accordance with Australian Accounting Standards and the *Co-operatives National Law (NSW)* and for such internal controls as the directors determine is necessary to enable the preparation of the financial report that is free from material misstatement, whether due to fraud or error.

In preparing the financial report, management is responsible for assessing the Co-operative's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Co-operative or to cease operations, or has no realistic alternative but to do so.

### **Auditor's Responsibility**

Our objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial report.

A further description of our responsibilities for the audit of the financial report is located at the Auditing and Assurance Standards Board website at:

<http://www.auasb.gov.au/Home.aspx>. This description forms part of our auditor's report.

**JOHN L BUSH & CAMPBELL**

**Chartered Accountants**



**David Rosetta**

**Partner**

**ASIC Registration No: 424390**

**Wagga Wagga**

**26 March 2020**

**KIAMA ALPINE CLUB CO-OPERATIVE LIMITED**

**DISCLAIMER:**

The additional financial data presented with this report being the detailed profit and loss statement is in accordance with the books and records of Kiama Alpine Club Co-operative Limited which have been subjected to the audit procedures applied in our statutory audit of the Co-operative for the year ended 31 December 2019. 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 Co-operative) in respect of such data, including any errors or omissions therein, arising through negligence or otherwise however caused.

**JOHN L BUSH & CAMPBELL**  
Chartered Accountants

  
David Rosetta  
Partner

Wagga Wagga  
26 March 2020

**KIAMA ALPINE CLUB CO-OPERATIVE LIMITED**  
**PROFIT AND LOSS STATEMENT**  
**FOR THE YEAR ENDED 31 DECEMBER 2019**

	2019	2018
	\$	\$
<b>INCOME</b>		
Accommodation fees	280,129	257,463
Interest	-	146
Membership fees	59,399	61,842
Sundry Income	250	10,650
	<u>339,778</u>	<u>330,101</u>
<b>EXPENDITURE</b>		
Accountancy	8,400	8,200
Amortisation	2,156	2,156
Audit	4,750	4,550
Bad & doubtful debts	3,641	1,550
Bank charges	2,771	3,579
Casual employee expenses	5,964	8,079
Caretaker	53,047	49,162
Cleaning and rubbish removal	6,264	9,179
Delivery costs	-	3,192
Depreciation - leasehold improvements	37,690	37,383
- furniture and fittings	11,116	12,598
Electricity	12,236	12,011
Entertainment	236	9,161
General	5,321	5,012
Insurance	16,793	15,822
Meeting expenses	1,593	1,944
Merchandise expense	-	23,980
Printing, postage and stationery	2,046	1,680
Rental and lease option	48,703	47,982
Repairs and maintenance	18,085	16,457
Telephone	3,898	3,719
Gas and wood	23,895	23,769
Replacements & consumables	10,958	16,219
	<u>279,563</u>	<u>317,384</u>
<b>Surplus/(deficit) before other income</b>	<u>60,215</u>	<u>12,717</u>
Entrance fees	16,091	14,608
<b>Surplus/(deficit) after other income</b>	<u><u>76,306</u></u>	<u><u>27,325</u></u>



Item #	Item discussed	Action by
2.	<p><b>2018 Director's Reports</b></p> <p><b>President's Report</b></p> <p>Liz presented the highlights of the 2018 President's report with the following key points:</p> <ul style="list-style-type: none"> <li>• Positive financial results for 2018 with loan paid off</li> <li>• 2018 was a good snow season resulting in solid bookings</li> <li>• Accommodation rates remained the same and annual subs unchanged</li> <li>• Accepted 11 new spouse and 18 year old members bringing total membership to 405</li> <li>• Cancelled some members for non-payment of subs in March 2019 which has now decreased numbers to just under 400</li> <li>• Most invoices have now been finalised for this winter</li> <li>• AGM very well represented last year with an outstanding 60<sup>th</sup> anniversary dinner. Liz thanked the organising committee and thanked Tony Lloyd for stepping up as MC, Mark Honey for speaking and Sonia Henry for speaking about family history</li> <li>• Acknowledged Chas Keys and Trevor Wilson for their work on the history book</li> <li>• Vale to Life member John Fraser and member Paula Heggie</li> <li>• Launched the new club jackets. Liz thanked Belinda and Andrew Wearne</li> <li>• Maintenance since the last AGM includes replacing balcony tiles, replacing some beds and installing shower screens and new range hood in kitchen.</li> <li>• Spoke on behalf of Phill Deer. His report included update on DA approval for new Merritt's chairlift. State gov announced \$27 million investment in Kosciuszko National park area.</li> <li>• Life membership certificates were presented to Elaine Honey and Steven Walker</li> </ul> <p><b>Treasurer's Report</b></p> <ul style="list-style-type: none"> <li>• Andrew Wearne delivered the Treasurer's Report and presented a positive financial report describing the performance of the club over the last 12 months as outstanding. Total revenue was reported at \$344,709, up 8%</li> <li>• Confident of good booking numbers this year</li> <li>• Some of the profits returned to members through the 60<sup>th</sup> year – dinner, merchandise and club weekend</li> <li>• No major expenses expected this year</li> <li>• Andrew thanked lodge manager Michelle Palmer, Steven Walker, Megan and Renae at Walker BDS and Tony Lloyd for their assistance with the accounts</li> <li>• Aim for 2019 is to keep costs down with no major expenditure is planned in 2019</li> <li>• Tony Lloyd asked if people were currently buying the jackets at the lodge. Andrew replied not during summer but expecting members to buy this winter season</li> </ul> <p><b>Club Captain's Report</b></p> <ul style="list-style-type: none"> <li>• Anton Lindell and Andrew Balak delivered the Club Captains' Report. Anton described the positive feeling in the club last year with great engagement of club members. Received a lot of positive comments regarding club jackets. The senior interclub races produced notable results. Anton thanked all participants.</li> <li>• Andrew talked about club weekend congratulating all club champions which will again be organised over 3 nights in 2019. Already oversubscribed for this year. Andrew thanked Anna Lloyd for her help with catering</li> </ul> <p><b>Booking Director's Report</b></p> <ul style="list-style-type: none"> <li>• James Garner delivered the Booking Director Report. 2018 was another strong year for bookings with a total of 5463 bed nights</li> <li>• Congratulated Michelle Palmer for managing the bookings</li> <li>• Strong bookings all year due to increase in summer events with mostly guest bookings over the summer season.</li> <li>• Bookings are up-to-date in Reservations (booking system)</li> <li>• Systems were moved into cloud-based storage which has made it easier to manage</li> <li>• Winter bookings all confirmed with no ballot necessary</li> </ul>	

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	<p><b>Questions from the floor:</b></p> <ul style="list-style-type: none"> <li>• Geoff Boxsell thanked the board for their work.</li> <li>• Barry Booth also commented on the excellent presentation and condition of the lodge.</li> </ul> <p><b>Motion:</b> To accept the 2018 Annual Report including the Financial Statements</p> <p>Moved: Geoff Boxsell      Seconded: Barry Booth      Carried</p>	
3.	<p><b>Official Business of the Annual General Meeting</b></p> <p><b>Election of Directors</b></p> <ul style="list-style-type: none"> <li>• The President, in accordance with club Rule 11.7, advised three Directors were retiring. The Board can consist of 10-12 directors.</li> <li>• Those retiring in this way were Liz Wynn, James Garner and Karyn Bartholomew. James and Liz renominated. Karyn retired and Jane Carroll retired early.</li> <li>• Liz thanked Jane for her work as secretary over the past 3 years and particularly the work for the 60<sup>th</sup> anniversary</li> <li>• Liz thanked Karyn who joined in 2010 as Promotions Director then club secretary and Lodge operations. Karyn's legal background was particularly helpful and she leaves a big legacy</li> <li>• The following nominations for Director have been received: James Garner and Stephen Honey</li> <li>• Confirmed Stephen Honey</li> <li>• Called for nominations from the floor. Ian Jones nominated. Liz welcomed his nomination</li> </ul> <p><b>Motion:</b> To accept the nomination of Liz Wynn for 1 year, James Garner, Stephen Honey and Ian Jones as Director:</p> <p>Moved: Catherine Telford      Seconded: Megan Howard      Carried</p> <ul style="list-style-type: none"> <li>• Liz spoke about her role as president. Feels confident she is handing over with the club in a very positive position. There have been no changes to rates in the last 5 years. Grown membership by 10% mostly through family memberships. Approved the updated club rules. Put a 10 year expense plan in place to renovate and maintain lodge. Focused on summer usage. Improved technology at the club. Built on fun and inclusive culture of lodge. Celebrated club history and welcomed 4 new club life members. Thanked Michelle for her customer service.</li> <li>• Tony proposed a vote of thanks. Thanked Liz for her presidency and her legacy including her ability to present and market the lodge so well</li> <li>• Julie Wynn also proposed a vote of thanks to Liz's husband Paul John for his help behind the scenes</li> </ul> <p><b>Election of Office Bearers</b></p> <p>Liz Wynn took the chair for the purpose of calling for nominations for President.</p> <p><b>Motion:</b> To accept the nomination of Andrew Wearne as President</p> <p>Moved: Paul John      Seconded: Anne Honey      Carried</p> <p><b>Motion:</b> To accept the nomination of Tony Lloyd as Vice-President</p> <p>Moved: Anne Honey      Seconded: Andrew Balak      Carried</p> <p><b>Motion:</b> To accept the nomination of Liz Wynn as Secretary</p> <p>Moved: Anne Honey      Seconded: Pippa Rendel      Carried</p>	

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	<p><b>Motion:</b> To accept the nomination of Andrew Wearne as Treasurer  Moved: Liz Wynn                      Seconded                      James Garner                      Carried</p> <p><b>Motion:</b> To accept the nomination of Anton Lindell and Andrew Balak as Co-Club Captains  Moved: Tony Chapman                      Seconded:                      Steven Walker                      Carried</p> <p><b>Special Resolution - proposed changes to the maximum number of Life members.</b></p> <ul style="list-style-type: none"> <li>• Currently there are 9 life members and the board would like to recognise other members who have made significant contributions to the club. A proposal was made to increase this number from 10 to 20 positions</li> <li>• Put to the members a special resolution to amend the number of life members</li> <li>• Barry Booth proposed an amendment to increase the number of life members to 15 rather than 20</li> <li>• Geoff Boxsell spoke about the significance of life membership and the many years of contribution that is required. Also suggested a number of 15 would be more suitable</li> <li>• Andrew Wearne replied that the Board had given this a lot of thought and did not intend to use all 20 positions</li> <li>• Liz suggested the policy for the criteria for life membership be added to next newsletter for members to read. Megan will send out and remind members to nominate.</li> </ul> <p>The following motion was moved:</p> <p><b>Motion:</b> That the special resolution to change Rule 4.3 to increase the number of potential life members from 10 to 20 be amended to a maximum of 15</p> <p>Moved: Barry Booth                      Seconded: Geoff Boxsell                      Carried by majority</p> <p><b>Special Resolution:</b> That the members of Kiama Alpine Club Cooperative Limited adopt the change to Rule 4.3 of Kiama Alpine Club co-operative (Rules) to increase the potential number of life members of the co-operative from 10 to 15</p> <p>Moved: Barry Booth                      Seconded: Geoff Boxsell                      Carried Unanimously</p> <p><b>Approval of Auditor Fees</b></p> <p><b>Motion:</b> To accept Bush &amp; Campbell Pty Limited of Wagga Wagga as the auditor of the Club and to accept their estimated fee of approx. \$5,200</p> <p>Moved: Geoff Boxsell                      Seconded: Megan Howard                      Carried</p>	<p>Include update on Life Membership in a future newsletter</p>

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4.	<p><b>General Business</b></p> <p><b>Club Update</b></p> <ul style="list-style-type: none"> <li>• The Board recommends retaining Annual Subscriptions at \$225 with the Working Bee credit changed to \$175 for those attending a working bee.</li> <li>• No increase for 5 years</li> <li>• Age range increased for younger members rates from 21 years to 25 years.</li> <li>• Accommodation rates to remain the same for members and increased for guests. (double)</li> <li>• Jackets remained subsidised at \$80 adults</li> <li>• Major maintenance costs included balcony tiling and guttering appx \$22,000</li> <li>• 2019 maintenance includes replacing driveway pavers, new shelving over sink in kitchen</li> <li>• Still monitoring damp issue in back bedrooms</li> <li>• May working bee 18/19 May – update Cooma room</li> </ul> <p><b>Findings from the working group:</b></p> <p>Tony Lloyd delivered the report for Working Group leader Phill Deer</p> <ul style="list-style-type: none"> <li>• Working group consisting of Phill Deer (lead), Rob Molino, Brett Burrridge, Mark Fleming, Andrew Wearne and Tony Lloyd have been investigating alternate accommodation options. Occupancy rates trending up so future planning necessary.</li> <li>• Discussed 7 options highlighted by group.</li> <li>• Recommendation is to prepare for possible future option of buying existing lodge in Thredbo resort if opportunity arises. At this stage planning is hypothetical and working group will continue to investigate before presenting final findings to the Board.</li> </ul> <p><b>Members feedback</b></p> <ul style="list-style-type: none"> <li>• Barry Booth asked if the website could be updated as two most recent life members have not yet been added. Liz responded that this was in underway and added that Chas Keys has recently identified that we had missed a previous life member Darcy Fraser, brother of John</li> <li>• Asked if the new dishwasher was still a steriliser. Confirmed that it was a commercial dishwasher</li> <li>• Liz thanked Chas Keys for his book “A Place in the Mountains” which has been nominated for an American Historical society award</li> <li>• Andrew Wearne closed the meeting and officially thanked Liz Wynn for her contribution as President</li> </ul>	<p>Change to Life Members on the website – COMPLETE</p>
	Meeting closed followed by dinner	5.40pm