

Ku-ring-gai Alpine Lodge – President’s Report 2011

On behalf of the Directors, I am pleased to present the Annual Report of the Lodge’s operations for the 12 months ending 31 December 2011.

Financials

This year’s income was up slightly to \$132,253, leading to an operating profit of \$15,536 after allowing \$22,126 for depreciation.

Cash available for our forthcoming building works is now around \$251,000. Although this will not cover all we would like to do this year, we expect to be able to significantly renovate the bottom level, as well as update the main heating system from oil to gas and upgrade the lounge room fireplace.

2011 Accommodation

Accommodation income was 7.5% up on last year. Significantly, more members are taking advantage of their free week (member winter weeks up from 84 to 104), and the number of non-member winter week bookings was down from 77 to 11.

Detailed figures for this year are:

Summer	Member	Guest
Week	8	37
Weekend	5	11
Winter		
Week	84	11
Weekend	4	48

Share Transfers

The following membership transfers have occurred since our last report:

Peter Gregory to Alexander Bisley
Jane Steigrad to Maureen Dean
Ted Crook to James Crook
Lee Stiotis to Phoebe Klinkert

Work Party 2011

Thanks again to Philip Woodman for organising the Easter Work Party. The usual tasks of stacking firewood and food into the lodge were done. Other major efforts included cleaning top to bottom and replacing some of the verandah planking.

Many small tasks too numerous to mention here were also accomplished. These keep the lodge in the first-class condition we have become used to, and are important in assuring that it is maintained as an attractive place to stay.

Lodge Upgrade

At the time of the last AGM, we did plan to undertake the lower level renovation in the summer of 2011-2012. You will remember that at that AGM, plans were presented for upgrading the basement accommodation as well as the lounge room fireplace. However, we ran into some hurdles trying to achieve that.

Firstly, building committee discussions concluded that we really should be upgrading the oil heater at the same time. The current heater is now 50 years old, maintenance on it is becoming difficult, and the oil it uses is becoming harder to obtain. We fear for the consequences if it should break down in the middle of winter. It was decided that we should replace it with a gas system. Reticulated gas is expected to become available in our part of the valley in the next few years.

Another hurdle was the discovery when we entered discussions with the KNP, that the regulations regarding disabled access have strengthened, and we are now required to provide more access to the main parts of the lodge. To achieve this, we intend to get an accessibility consultant to interpret the new regulations and negotiate an agreeable position with the authorities. We were not able to do that in time to commence building last summer. It may be that we will need to provide a wheelchair lift from the ski-room level to the kitchen/lounge level. We are now working to obtain all necessary approvals for the work during the coming winter so that we will have approved plans by the beginning of the summer 2012-2013.

50 Year Celebration

The social committee, headed by Mandy Gallie has been working hard planning this year's celebration of 50 years since the lodge beginnings. This promises to be a wonderful event at a first-class venue; invitations have been posted already, and if you have not already replied, please do so as soon as you can.

Because the club is subsidising this celebration, it has been decided that we will not provide dinner at this year's AGM. We hope to resume the AGM dinner next year.

Finally

I would like to thank all those who contributed to the smooth running of the lodge. This includes our weekly Lodge Captains, the social committee, those who attended work parties, our booking secretary Pam Woodman, and your directors. Special thanks are due to Ian Anderson and Jason Reid who have been putting a lot of behind-the-scenes effort into achieving our goal of next summer's renovations.