

Ku-ring-gai Alpine Lodge Cooperative Ltd

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Ku-ring-gai Alpine Lodge – President’s Report 2012

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 2012.

Financials

Compared with last year, income was about the same at \$133,457, although profit was down from \$28,081 to \$11,251 due to a large maintenance expense.

Cash available for our forthcoming building works was around \$277,000 at end of year. We have committed just over \$40,000 of this for a new heating system this year, but have not yet started the downstairs renovations we had planned.

2012 Accommodation

Accommodation income was around the same as last year.

Detailed figures for this year are:

Summer	Member	Guest
Week	0	0
Weekend	10	20
Winter		
Week	82	67
Weekend	43	48

Share Transfers

There were no membership transfers in 2012.

Work Party 2012

Thanks again to Philip Woodman for organising the Easter Work Party. The usual tasks of stacking firewood and food into the lodge were done, as well as many cleaning and small repair tasks in preparation for winter.

We have had a persistent damp problem in room 6 – this was at last repaired by a contractor – thanks to Jason for overseeing this work.

In 2013, the major effort has been upgrading the heating system.

Lodge Upgrade

The upgrading of the lodge is a continuing saga of battles with bureaucracy.

The building committee, comprising Ian Anderson, Jason Reid, and Gordon Cox, had a consultant look at our plans in relation to the regulations and advised we seek to do a ‘development without consent’, which should obviate the need to install a lift or widen the staircase and install a wheelchair lift. These plans included the fireplace upgrade, the basement upgrade, and the oil heater replacement.

We met with representatives of DIPNA at the lodge, and discussed these plans and possible variations to them. The fireplace upgrade was deleted early in these discussions as too hard under the current regulations. After negotiation at this meeting and afterwards on the details of the downstairs renovations, the upshot was that the consultant's report was not accepted, and that we would need to submit a Development Application. By this time, it was too late to follow that path to achieve the downstairs renovation in the summer of 2012-13. DIPNA did advise that we could upgrade the heating without a DA and so that will be completed by the coming winter.

We are once again now preparing plans, and these will be submitted as a Development Application. We now hope to get these plans ready in time for upgrading the downstairs bedrooms in the 2013-14 summer. These plans do not include the fireplace upgrade, which we are deferring yet again as too hard under the current regulations. This remains on the agenda though, and we will continue to seek ways to achieve it.

The new gas heating was partly installed and operating for the 2013 Easter work party, and those who were there will tell you that it is really effective and will keep the lodge more uniformly warm. There are now 3 gas bottles beside the lodge just below the entrance ramp, and 14 hydronic heater units throughout the lodge. There are 2 gas boilers in the wood room, and the hot water installation has been totally reworked to use the new gas heating. We have removed our fear of the ageing oil heater failing during winter. Special thanks are due to Ian Anderson for designing this system and negotiating its installation with a Cooma company.

50 Year Celebration

The 50th anniversary celebration was held last year and was a huge success. We had almost half of our original 80 members in attendance, as well as many more. Thanks to Mandy Gallie for organising this event, and to Andrew and Nicole Gallie for producing the wonderful video of highlights of the last 50 years.

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. Thanks once again to Ian Anderson and Jason Reid who their continuing work on the building plans.