

Ku-ring-gai Alpine Lodge – President’s Report 2014

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 2014.

Financials

Income and expenses differed little from the last year. Accommodation and subscription income was the same at just over \$130,000. Expenses were a bit less, leaving a profit of \$8,113 – slightly up on last year’s \$7,156.

We spent about \$240,000 on the basement renovation, and our cash reserves for future renovations and maintenance at start of 2015 stood at around \$80,000.

Share Transfers

The following membership transfers were completed in 2014:

- Fiona Griffiths >> Jessica Tarlinton completed 9 January 2014
- Glenys Fitzpatrick >> Richard McClelland completed 12 February 2014
- Dudley Hobbs >> Rebecca Gyde completed 25 February 2014
- Geoff Wall (Estate) >> Steve Wall completed 12 March 2014
- George Buda (Estate) >> Amanda Yates completed 14 March 2014
- Charles Butcher >> Cleve Holloway completed 2 July 2014
- Michael Friend >> Diana Callebaut completed 30 July 2014

I would like to extend a warm welcome to these new members, and look forward to their active participation in the club.

Lodge Upgrade

Basement

Before the 2014 winter, we finally managed to achieve the basement upgrade we have had on the drawing board for so long.

As reported earlier, it was a struggle to find a solution that would comply with the regulations and satisfy our requirements. This work was done as “exempt development” meaning we built only those portions of our development application (DA) that were exempt from requiring a DA.

The goals of the upgrade were to reconfigure and refurbish the bathrooms and laundry to a modern standard, to remove the Room 7 shower to make room for single beds rather than bunk beds, to renew the lockers and to generally improve all the basement finishes and fittings. The compromise that enabled us to achieve the upgrade as exempt development was to forego the provision of an ensuite for room 7, and configure the shower and toilet beside room 8 for sharing by rooms 7 and 8.

With a tight time constraint, we achieved substantial completion before the winter, and we are pleased that all who visited have commented how well it has been done. Our member architect Jason Reid worked with the builder Dave Philpott of Goaland Constructions to achieve this.

Quite a few problems occurred along the way, which resulted in extra work and expense above the original estimate. For instance

- rat damage behind the ceilings meant all the electrical work had to be renewed
- we improved the thermal insulation by installing gyprock wall and ceiling linings

- all doors and jambs were replaced because existing did not meet current fire regulations
- fire isolation was installed in several areas where it was found to be missing
- lockers were redesigned to utilise the space where the sauna had been
- we tidied up the heating plumbing by repositioning behind the wall and ceiling linings.

We were pleased we had chosen a builder who was able to find the resources to do this extra work in the time frame available.

The final cost came out at just under \$240,000.

These renovations were inspected by the National Parks' Department of Planning and Environment (DPE) in March 2015, and we have just been informed that they consider the works were not "exempt". We took the precaution during construction of obtaining a BCA consultant's report on the compliance of the works, which we have submitted. We hope this will convince the DPE otherwise. It is not clear what the outcome of this will be.

Deck

In January 2015, Rick and Hugh Macready pointed out that structural timber supporting the deck was deteriorating significantly. The board decided to replace the deck rather than patch it up, as the deck timbers were also in bad shape.

This has developed into another bureaucratic nightmare, as DPE are again involved, and require a consultant to advise on bushfire compliance of the proposed replacement deck, and will then issue an order for it to be replaced. Although we have design work and a builder ready to build a new deck before winter 2015, at the time of writing, we are not sure if we will receive the necessary approvals to proceed in time.

Work Parties

Work parties were organised for Easter 2014 and 2015 since the last report, and these performed the usual tasks of receiving and stacking deliveries of food and firewood, as well as minor painting and maintenance tasks and cleaning.

Perisher Cup – reported by James Crook

On Saturday 20 September 2014, KAL participated in the Perisher Cup for the fourth consecutive year. The Perisher Cup started as a Perisher Valley inter-club team event and has been held every year for 61 years with a couple of misses due to lack of snow.

This year, we were blessed with fantastic sunny weather and a well organised event. Snow cover was still very good with all of the 47 lifts still operating across the resort. The Perisher Cup comprises a XC ski race, a giant slalom and a jump. This year, the XC ski race was held below the half-way station of the main quad in Perisher, the giant slalom on "Mother-in-law" at Guthega and the jump was held on Brumby T-bar run.

KAL Teams:

This year, the Lodge entered two teams. Racers congregated at the Lodge late on Friday night, ready for registration at 8am Saturday. The two teams comprised:

1. Ku-ring-gai Onesies - James Crook (Captain), David Buckley, Sarah Paradice and Jim Paradice; and
2. Ku-ring-gai Twosies - Alicia Fong (Captain), Harry Paradice, Finn Buckley and Lizzie Paradice,

Some of the teams competing in the event dressed up in fancy dress, and Ku-ring-gai certainly made an impact in their onesies. We were up against a team of nuns and also a team of bogans (no prizes for guessing the latter - Guthega Ski Club of course!). Other teams dressed in full body technical lycra, and we weren't sure if we should laugh or cry (or run and hide).

Results:

Ku-ring-gai improved on its results markedly from previous years. (13th and 14th of 14 in 2011, 9th of 11 in 2012, 8th of 11 in 2013). KAL Onesies came 13th out of 20 teams and Ku-ring-gai Twosies came 14th.

Other highlights of the day included:

- David Buckley ripping into the Giant Slalom with 2 good times.
- Finn Buckley jumping 5.75M dressed in a skull and bones onesie - (imagine how far he'll fly in lycra);
- Sarah Paradice (nee Crook) in the Giant Slalom dressed as a dragon;
- James Crook finishing 5th in the first leg of the XC Country event, competing in downhill skis, and dressed as a dairy cow.

Pip Woodman presented the Cups and Awards at the Sun Deck Hotel on Saturday night. Not surprisingly, Guthega Ski Club continued their domination of the event winning the Cup and dominating other categories. They made sure everyone attending knew they'd won, by chanting loudly "GSC". The KAL teams numbed the pain by downing a few butterscotch schnapps and beers with the Woodmans and resolving to come back again stronger next year. Training starts now, under KAL team motto "Train hard, rock on and stay brutal".

Anyone keen on participating next year, please contact James Crook on crook.surf@gmail.com. Lycra is optional, passion isn't!

Thanks

I would like to thank the many others 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 also to Ian Anderson for consultations on the building projects, and to Jason Reid for his design work on them.

Gordon Cox

17 April 2015