

## **Ku-ring-gai Alpine Lodge – President’s Report 2015**

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 2015.

### **Financials**

Income and expenses differed little from the last year. Accommodation and subscription income was very similar at just over \$130,000. Expenses as reported were up considerably on the previous year. However, this was mainly due to the fact that the most of the food expense from 2014 became deferred into 2015. Without this distortion, expenses were roughly the same as previously.

The resultant loss for the year was \$7,579 - just less than the \$8,113 profit from 2014. So between these two years, there was a resultant small profit of \$534.

We spent about \$57,000 on the new deck and waterproofing works, and our cash reserves for future renovations and maintenance at start of 2016 stood at around \$42,000.

### **Share Transfers**

There were no membership transfers in 2015.

### **New Membership Procedures**

This year the board has established new guidelines for approving the transfer of memberships. This was done to formalise procedures and achieve a fair outcome, having regard to the experience of the recent large number of transfers.

Briefly, prospective members should:

- fill in an application form
- provide references from recommending members
- attend an interview with a 3-person membership committee
- have stayed at the lodge for a minimum of two weeks in winter

### **Lodge Upgrades and Maintenance**

#### Deck

By this time last year, we were ready to replace the deck, but not sure if we could get the necessary approvals to start the work before winter. Although it was a close thing, approvals were obtained just in time, and the new deck was completed before the 2015 winter. The result of the approval process was that to achieve bushfire compliance, we were required to use a steel substructure and a recycled product “Modwood” for the planking. The project cost around \$50,000.

#### Room 9 Waterproofing

During the 2014 basement renovation, it was determined that the west wall of Room 9 had substandard foundations, allowing water into the room with consequent long-term damage to carpet and furnishings. This was rectified by removing the granite facing, installing a waterproof membrane, and restoring the facing. This work started early 2015 and is now complete.

#### Windows

Plans are being developed to replace the main lounge room windows next summer, as the frames have deteriorated severely.

There is also a plan to replace the basement-level windows, but this is currently on hold until funds permit.

## **W H & S compliance**

It was determined that we are subject to the Workplace Health and Safety Act. To assess our compliance, we arranged for a safety review to be conducted on site by a Risk Management team. This has resulted in a few safety upgrades, tagging of electrical equipment, and a set of safety procedures to be displayed at the lodge.

## **Work Parties**

We decided to tackle the exterior painting ourselves this year, although we have had it professionally done in the past. This was partly due to our recent large expenditure on renovations, and partly because we now have a bunch of willing workers prepared to join work parties.

We had a largely new team of enthusiastic workers at the 2016 Easter work party. They were lucky with the weather and managed to get two much needed coats of paint on the north-facing walls. The usual wood stacking and cleaning was also done.

Food delivery will happen at the Anzac weekend.

## **Perisher Cup**

This year, we failed to make the starting line for the Perisher Cup. Our team leader, James Crook, was understandably preoccupied with his newly born daughter. We will try to get a team together again in 2016.

## **Thanks**

I would like to thank the many members 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.

*Gordon Cox*

President  
3 April 2016