

SKI-LIB ALPINE CLUB CO-OPERATIVE LIMITED

61th Annual General Meeting

Minutes of Meeting

In person at Conochie Hall 18 March 2025

Call to order

Geoff Thorp opened the 61st Annual General Meeting of Ski-lib Alpine Club Cooperative Limited at 6:45pm on 18 March 2025.

1. Attendance/Apologies

Present:

Trudee Anderson, Grant Appleton, Emma Appleton, Kurtis Baird, Mark Besley, Fred Blochlinger, Frank Bugeja, David Burrows, Konrad Cibis, Ronald Franke, Patricia Franke, Margaret Franke-Williams, Cindy Harris, Judith Horton, Timothy Horton, Anne-Marie Hyde, Kaye Lorraine, Robert Lorraine, Jacqui McEwing, Quentin McEwing, Mark Ross, Damien Sandy, Geoffrey Thorp, Semra Tirli-Bennet

Apologies:

Bryce McLean, Bambi McLean, Eleanor Appleton, Tracey Baird, Breanna Baird, Paul Baulch, Elaine Bird, Karyn Bugeja, Maree Cibis, Lysbeth Haigh, Emma Hogg, Cody Hogg, Paul Hogg, Zac McEwing, Annabelle McEwing, Nerida Mosley, Margaret O'Keefe, Graham O'Keefe, David Ogilvy, Jennifer Ogilvy, Manfred Pichler, Malcolm Ross, Peter Ross, Kersten Ross, Charles Ross, Fergus Ross, Sandra Ross, Alex Ross, Xavier Ross, Maddie Ross, Catherine Ross, Cecily Thorp, Helen Tribe, Adrienne Williamson

Eligible Members: 176 members eligible to attend and vote.

Members Present: 24

Quorum: 18 in person including the board.

Quorum declared: YES

Reminder to please sign in to assist with attendance records.

2. Confirmation of Minutes of the prior Annual General Meeting & Matters Arising

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|------------------------|---|-----------------|---------------|---------------|---------|
| Motion | <i>That the Minutes of the 60th Annual General Meeting held on 21st March 2024 be accepted as read.</i> | | | | |
| Matters Arising | No matter arising | | | | |
| Moved | Kurtis Baird | Seconded | David Burrows | Result | Carried |

3. Board Reports & Financial Statements

- a. Chairman's Report – [61th Chairmans Report for March 2025.docx](#)
- b. Treasurer's Report – [2024 YrEnd Treasurers Report Mar2025.docx](#)

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|------------------------|--|-----------------|-------|---------------|---------|
| Motion | <i>That the Reports and Financial Statements from the Board and the Auditors be received.</i> | | | | |
| Matters Arising | <p>No matters specific to financials were raised.</p> <p>Questions from the floor as follows</p> <p>Q - Konrad Cibis – operating surplus of \$47k is due to depreciation is this fair? Should we revalue Falls Creek to ensure that it is valued correctly?</p> <p>A – Geoff Thorp – take it as a comment.</p> <p>Q – Mark Ross – Valuation at Falls Creek was made by Real Estate agent vs Mt Buller Lodge valuation by insurance co.</p> <p>A – Geoff – Noted and will follow up with Bryce.</p> <p>Action: Follow up on valuation method for Mt Buller to Mark Ross</p> | | | | |
| Moved | Tim | Seconded | Bob L | Result | Carried |

4. Re-appointment of Auditor

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|------------------------|---|-----------------|-------|---------------|---------|
| Motion | <i>That Collins and Co. of 127 Paisley Street, Footscray Vic 3011 be re-appointed as auditors for the 2025 financial year of SkiLib Alpine Club Co-operative Ltd.</i> | | | | |
| Matters Arising | None | | | | |
| Moved | Conrad | Seconded | Cindy | Result | Carried |

5. Election of Directors

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|------------------------|---|-----------------|------------|---------------|---------|
| Motion | <i>Directors Geoff Thorpe, Bryce McLean and Damien Sandy retire by rotation and being eligible are all seeking re-election. Given the number of nominations received matches the number of available positions, no vote is required, and these directors are re-elected for a further term.</i> | | | | |
| Matters Arising | None | | | | |
| Moved | Konrad Cibis | Seconded | Anne-Maree | Result | Carried |

6. Directors Remuneration

The Chair noted that the Directors' remuneration pool of 18,000 is distributed amongst directors, as determined by the board. In accordance with practice over recent years, remuneration is paid as work party credits.

| | | | | | |
|------------------------|--|-----------------|-----|---------------|---------|
| Motion | <i>The Chair proposed that the Directors' remuneration remain at \$18,000.</i> | | | | |
| Matters Arising | None | | | | |
| Moved | Konrad | Seconded | Bob | Result | Carried |

7. Special Business

Membership

- 5 New members
- Bereavement: Trevor, Anthony
- Sales: Significant waiting list recent sales ~\$6k
- Bob L – why are the share values so low given the recent asset revaluation?
 - o Free Market – Buyer and Seller sets the price.

Lease Renewal – Mt Buller

- Current lease was signed in 1993 for 33 years
- Ends 16 December 2028
- RMB has been amalgamated to a single Alpine Resorts Victoria (ARV) (Falls, Buller, Baw Baw, Lake Mountain, Mt Hotham)

ARV

- Looking to do major overhaul of their Lease management policy
- Leases expiring in 2025 are ARV's priority, not looking to engage with us at this stage given our lease does not expire until 2028
- Current lease would be 25-35 years
- ARV policy is being discussed with interest groups at the moment and we will find out more in due course
- ARV are testing the market with Mt Baw Baw and Lake Mountain sale and finding it challenging. This may impact positively as to the value and amenity that Skilib offers the skiing community
- We are not anticipating any issues securing a lease before 2028
- Advice obtained has indicated that forcing a renewal based upon the current

Q – Konrad – what are the risks should we not secure a lease at the end of the current term?

A – Emma – We understand that the risk is managed with advice obtained. We have engaged and pushed as hard as we can, the ARV are unable to engaged further at this stage.

Q – Quentin M - Have we engaged with anyone that has successfully renewed their lease? Under what conditions.

A – Emma – Limited information is available. We have spoken with a number of informed people and understand that waiting until the dust settles.

Q – Mark Ross – is there any more clarity on the building code.

A – Emma – indications are that these will remain. BSGM advice still stands until further notice. We are undertaking a number of updates to the ESM related issues such as upgrading the fire panel and fire safety reviews.

Mt Buller Update

Summer Lodge Manager – Jess and Tom have been doing a great job. Challenges with recruitment as a number of parties accepted contracts only to pull out at the last minute. Jess and Tom have proven to be a great asset to the club.

Winter – Paul and Emma did a great job – looking to return for 2025 winter.

Work Party – Regular jobs, identification of legacy equipment with the view to dispose of gear.

Commercial Ovens – installed prior to last season. Thanks to Steve Green. Some additional bench space. 3 Phase and gas upgrades and safety certificates as a result.

Pre-winter work party – to be scheduled early May, date to be confirmed. We look forward to seeing members attend

Roof replacement – a number of leaks exist above Kitchen and Lounge area. Looking to install insulation to bring us up to compliance. Planning and Permits are being worked through due to the significant scope of work taking into account expectations for the Lease renewal.

Q – Cindy - Will the roofing contractor be an external contractor or an internal sourced resource?

A – Emma – External.

Bookings – Mt Buller

- Thanks to Jacqui and Bambi in their invaluable support through the year.
- Refer to presentation pack.
- Shut early in September

Winter 2025

- Strong member bookings
- School Holidays and weekends are nearing full
- **Summer 2024/25** - Opening on Friday 6 December, demand increased from 27 December. From then only light demand with certain event weekends seeing the lodge almost full.
- We have a wedding at the lodge for April 17-20 and the lodge is fully booked.
- **Winter 2024** - saw very strong bookings from Members and guests.
- Opening weekend saw 7 rooms booked, and then almost full for the July school holiday period almost full.
- Weekend bookings were full from the start of July school holidays until the end of August.
- Most July and August midweek periods had strong bookings. We also hosted 3 school group during the season.
- Strong bookings continued right through until the start of September, where the poor snow cover meant the resort closed and we refunded forward bookings.
- **Winter 2025 bookings** - We have strong bookings from early July, with the school holidays showing good demand from our regular Members. Many weekends from the start of the school holiday period on 28 June through until the end of August are already showing strong bookings. Midweek periods continue to build, with public bookings and some regular and new school groups.

Bookings Falls Creek

- Summer 2024/25 – 3 Member booking for a total of 8 nights.
- Winter 2024 – bookings for Members opened on 10 December, and very soon most dates from 30 June to 5 September were booked by 8 Member families. Remaining availability was given to Alpine Apartments in early February to sell for us, filling some gaps with 19 nights booked.
- Winter 2025 – Current bookings for most of July and 12 days in August. Remainder of free nights to be passed to Alpine Apartments to resell.

9.

Meeting Close

Geoff Thorp adjourned the meeting at 7:34pm.

Minutes submitted by: Damien Sandy



Signed as a true and correct record of proceedings

Minutes approved by: Geoff Thorp, Chairman