



**THE SKI LODGES ORGANISATION
OF PERISHER, SMIGGINS AND
GUTHEGA INCORPORATED**

**PRESIDENT'S REPORT AND
MINUTES OF THE 2004
ANNUAL GENERAL MEETING
HELD ON 9 NOVEMBER 2004**

Registered Office:

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Thirteenth Annual General Meeting
9th November 2004
PRESIDENTS REPORT

Ladies and gentlemen,

Welcome to the SLOPES 2004 AGM. On behalf of the Committee I thank you for your attendance here tonight, and your support over the last twelve Months.

This support has again been confirmed by the 100% Membership of the 88 Lodges. This 100% figure is very important to us. When I am meeting a new VIP on your behalf the first question to me is generally politely asking just who I am talking for. A quick answer " Every Club Lodge in Perisher , Smiggins and Guthega. The whole 88". It goes over very well.

I know we say this each year, but it is still true.

Based on insured values our members value their Lodges at over \$100 million so we have a large investment and it is worth looking after.

HEAD LEASE:

Regrettably working with Perisher Blue on this subject became harder. We spent time trying to get them to back off interfering with our Lodges, but the realistic commercial situation from their point of view is that with a Head Lease their investment is worth more to them than without. This affects the sellable value of their investment, and leaves no room for their previous promises to be continued. So if promises mean nothing, what is the point of negotiating?

We have all worked hard to express our opinions to Government that the Victorian situation of three major Councils, each one running an area, is the way to go for equity. There is plenty of evidence that in Victoria it works and works well. The lift operator is only one entity, and he does not rule the roost. The Town "Council" runs the ship. From an efficiency point of view, with all major sections contributing to the planning and operation , I think it works better than just one vested interest who really just wants to sell lift tickets setting all the rules.

There still exists a very powerful Government Committee drawn from the 4 major Govt Departments that meets regularly to "sort Perisher out". We have steadily expressed our thoughts to them, but they are under pressure to make sure they do not get another Thredbo tragedy.

In our opinion the transfer of Planning for the area to the trained people at DIPNR, has already relieved this situation.

VILLAGE CENTRE:

The detailed DA Plans are now on exhibition. Perisher Blue has gone all out for their cleared roads arrangements, and has submitted outlines of how they would do it. They really give scant care to the existing lodges and the affects thereon.

Smiggins gets more car parking, and we have to submit clear messages that just dumping more people into Smiggins without a commitment for more ski in/out capacity will make much worse an already bad situation on access.

DIPNR has already rejected their submission as having no weight concerning open/closed roads, Telemark Road, and transfer of the freight shed to Smiggins. These must be looked at separately.

The Village plan is for 5 stages, 2 years apart each.

The apartments are large and will proliferate the overbooking common in Thredbo. Maybe this is not our direct concern, but if the 648 beds becomes 1296 people extra, then the sewage plant will just not cope. The additional 1320 beds planned for Perisher Range will end up as 2000 beds.

The car parking for the apartments is terrific, one car per apartment under cover. There is supposedly a use by day trippers, but the wording is very facile.

The embargo on our luggage continues with no suggestion that P/B will do anything about handling the baggage separately. So for the 3 day weekend the apartments will be at a premium, as you can drive in with your baggage and ski all Friday and Sunday.

SLOPES OPERATIONS:

Our Administration continues to run well. The email network is efficient. There is quite an underground network of enquiries on many matters which get fielded and handled.

SLOPES continues to attend Committee meetings in Jindabyne on a wide variety of subjects that affect our members. It is more difficult now that the air service to Jindabyne has stopped.

Keith Rodda has continued his sterling service ducking down from Canberra on short notice.

It is time for a reflux of new Committee Members, and I would like to pass on the flag. So if you love your Lodge and are willing to give some time, then please contact me or a Committee Member.

DEPARTMENT OF PLANNING:

The ARP (Alpine Resorts Plan) was released in an emasculated version, but to our intense disappointment did not touch the access problem to the area. In all the work on Resorts Planning, no body has yet grasped the nettle on the overriding problem of access to Perisher. The Kosci Road is full, the Car parks are full, the Alpine Rd to Bullocks is full, the Skitube is full. The problem is crying out for a firm Government hand.

There were two items in the ARP which we had to make issues out of. Firstly a silly ratio of only one car park space for 10 beds has crept in. The Village centre works on 1 car for 3 people, and Thredbo works on 1 car for 2.5 beds. There is no logic in this 1:10 proposal, but just a number picked out of the air.

Secondly was a proposed ratio of 20 SQM per bed maximum for a Lodge. Apartments are ok at 30, hotels at 25 and we get 20. To emphasize the absurdity we submitted a list of the floor srea ratios for 63 of our lodges of which over half would become illegal. We trust sanity prevails.

The Jindabyne DIPNR Division under Jim Corrigan is in full operation and Jim is with us tonight. Jim's team handles all DA's and the processes seem to be running pretty well. They are very

approachable, and seem to have worked in well with our people. Everyone gets very frustrated at the number of specialist reports that have to be produced, but it is no different to what has happened all over NSW.

PLAN OF MANAGEMENT FOR THE PARK.

Slopes made a submission suggesting some areas that needed tidying up. Apparently they received 2500 submission of which some 1200 were form letters. It looks as if the new POM will be out by Xmas or close to.

NATIONAL PARKS AND WILDLIFE SERVICE... structure changes

Tony Fleming settled in as Deputy Director General looking after "NPWS" under a new name. Alistair Henchman continues in Queanbeyan as the Southern Director covering a large part of the state.

Simon Lyas has run a good race as Resorts Manager and has been very proactive in wanting to run a good resort. Scott Dicker who has been running the physical team for many years including sewage etc, left for greener pastures and his successor is Merv Eagle.

Simon will be leaving at Xmas and Penny Spoelder will be returning after finishing off the Plan of Management for the Park. A huge job that has taken 2 years.

Due to the NSW Budget cuts, NPWS lost a large percentage of their staff overall in the State, although the Snow area did better, they are short of numbers.

DISABLED ACCESS and FITOUT etc

Two points should be clear.

1. The regulations do apply to Clubs because an existing member can not be denied access if he develops problems, and a prospective disabled member can not be denied membership on the grounds of his disability. There are steep penalties.
2. New buildings, or buildings 50% rebuilt, must fully comply

For Clubs renovating there will be some buildings that can just not comply, and in these cases if the extra renovations are excessive, exemption may be possible, but not easy.

All you can do is work in with DIPNR.

MUNICIPAL SERVICES UNIT

An unpopular year with an increase of 10% coming through. The main problem has been the sewage plant where costs have jumped some \$300,000 in a few years. Base on the increase in running costs there was really no option. We had run out of reserves.

Simon Lyas, the Resorts manager is with us tonight, and he is to be congratulated for his second season.

NORTHERN ROAD CLOSURES and SNOW BOUND VILLAGE POLICY

The issue is still unresolved. Dept of Planning made a full report to the Premiers Dept on the issue, where it is on hold.

It continues to amaze us that whereas we have all the Commercial and Club Lodges, with investments of some \$150,000,000 wanting a snow bound village outside the centre, on the other hand we have Perisher Blue being listened to in their plea for commercial reasons to go to open roads. Bluntly speaking it is none of their business and they should stick to their lifts and the new village centre, rather than pushing their opinions where they are not wanted.

We are not interested in their "free" taxis to go their night clubs.

INSURANCES

As you are aware we have had a major breakthrough with savings of over \$200,000 by being treated as a pool. The overall reduction is over 20% and we expect a further 5% next year. Some Clubs do better than others, but all except a few show substantial gains. One thing is for certain and that is that if we stick together as a pool we will always do better than a single Club can do.

Collecting the data has shown that there have been many misunderstandings in the past as to just what is being insured, particularly in the "Loss of revenue" area, and few were insured for what they thought they were. We have removed the ambiguity in this area. Our feelings is that you are better off to insure for the known fixed costs that will go on for the 2 years to rebuild, such as rent, MSU costs, mortgage costs, unavoidable wages if any. To insure for "Loss of revenue" is your option, but proving what it is all about will not be easy. Just nominating a figure without basis is worthless.

There are better covers in the "SLOPES" standard policy, with items such as "debris removal" now not included in the insured value, but covered as a sublimit, so you either can decrease your value insured, or get better cover.

Product Liability is covered as well as Public Liability. This is a cover that most of us should have had before to protect against bad food or similar. The limits for both are now \$20million.

Steve Randall is here to answer questions afterwards.

Some Lodges had special cover for voluntary workers etc and these will be available.

COMMUNITY RELATIONS

Keith Rodda continues to meet with NPWS and others encouraging minimization of litter.

ENVIRONMENT MANAGEMENT SYSTEMS

Megan Bennett will be giving a presentation to us tonight. It started off reasonably well, but has slowed down in impact as we had no data to talk about. The new Plan Of Management will require cooperation in this area. We must work in with NPWS to see how we can improve the general feeling in this area.

CLIMATE CHANGE

Some interesting work in Victoria has highlighted that for the Southern Alps in Victoria the controlling factor on snow falling may be coming from Antarctica, and there is a correlation between what happens there in January, and what hits the alps in June. If there is anything in this then the Southern Alps can look to the future with hope. The spread northward is unknown.

SKI LIFT DISCOUNTS

Perisher Blue again agreed to give our Lodges residential status for the purpose of discounts for late September, but discontinued for July. Slopes will keep the 5% rebate for general usage. It is not large.

IPART REVIEW

For many years it has been realized that the NSW Government is a much harder land owner than the Victorian Government when it comes to the Ski Fields. In Victoria all rentals, all entry fees, all MSU costs go into the resorts. The difference over 20 years is enormous. It was hoped that the NSW Government would now make a substantial contribution to the structural works required to bring the area up to scratch environmentally. Thredbo has been living in a happier existence in that there are no rentals.

We as lodge owners believe that the day trippers do not pay their fair share of the costs. The arguments go on and on. So the Government has called on IPART to examine the total projected costs and ascertain where the monies are going to come from. IPART do major reviews such as the Medical structure for NSW.

BED ALLOCATIONS

Still in the melting pot as far as we are concerned. This is being held up until the IPART review works out what the future in bed costs will be. Then when the new allocations are promulgated the attached costs will be known.

It is somewhat amazing that Perisher Blue are going ahead with a major DA for a village when they as yet do not know the price they will be paying for the beds. The original village centre was for 800 beds, but Perisher Blue's DA is for 846 beds. They must be pretty certain of their allocation and their expected costs.

WILLOW ROAD SNOW CLEARING AT SMIGGINS

The trial was repeated this year, but with the heavier snows the costs are well up, of the order of \$9,000, so the costs per Lodge will be approximately \$1100 each. This is a short piece of easy road to clear. Clearing is not cheap, but for the Willow Rd Lodges who have no other means of transport it is presumably worth while.

GRAEME ANDERSON
PRESIDENT SLOPES

~~TWELTH~~
THIRTEENTH

**MINUTES OF THE TWELTH ANNUAL GENERAL MEETING OF THE SKI
LODGES ORGANISATION OF PERISHER, SMIGGINS, AND GUTHEGA
INCORPORATED.**

**HELD AT THE CROWS NEST CENTRE, 2 ERNEST PLACE, CROWS NEST
ON TUESDAY 9 NOVEMBER 2004**

The meeting commenced at 7.38 pm.

PRESENT

50 representatives of member lodges were in attendance

APOLOGIES

Megan Bennett, Keith Rodda.

ORDINARY BUSINESS

1. *twelfth*
**Confirm the minutes of the ~~eleventh~~ Annual General Meeting held
on 18 November 2003.**

Moved Walker, seconded Read that the minutes of the Annual General Meeting (as circulated) held on 18 November 2003 be taken as read and confirmed as a true and accurate record of that meeting

- CARRIED

2. **Receive the Annual report of the Committee and the President's Report.**

Graeme Anderson presented the President's Report to the meeting. A copy is attached to these minutes. Graeme then introduced Stephen Randall (from All Class Brokers Pty Ltd) who answered questions regarding the SLOPES standard insurance policy that has been negotiated on behalf of SLOPES member lodges.

Moved Sim, seconded Sheridan that the President's Report received

- CARRIED

3. **Receive and consider and deal with the Detailed Income and Expenditure Statement and Balance Sheet.**

Moved Glover, seconded Walker that the Detailed Income and Expenditure Statement and Balance Sheet (as circulated) be adopted

- CARRIED

4. **Receive the Auditor's Report.**

Moved Glover, seconded Read that the Auditor's Report (as circulated) be adopted

- CARRIED

5. To elect the Auditors and to fix, or authorise the Committee to fix, the remuneration of the Auditors.

Moved Glover, seconded Walker that Stirling Warton Williams be appointed Auditors of the Association for the 2004-2005 financial year for a remuneration to be fixed by the Committee - CARRIED

6. To elect Committee Members in accordance with the Rules.

The President advised that as only one nomination had been received for each position on the Committee, the following were declared to be duly elected:

Position	Nominee	Club
President	Graeme Anderson	Kandahar Ski Club Perisher Valley
Vice President	Frank Walker	Kosciusko Snow Revellers Ski Club Perisher Valley
Vice President	David Read	Aurora Ski Club Perisher Valley
Secretary	Christine Wild	ACTP Ski Club Guthega Village
Treasurer	Roger Glover	Karralika Ski Club Perisher Valley
Committee	Keith Rodda	Gunuma Lodge Smiggin Holes
Committee	Robert Sim	Blue Cow Ski Club Guthega Village
Committee	Noni de Carvalho	Turnak Lodge Guthega Village

SPECIAL BUSINESS.

1. To receive and deal with any special business

The President invited members present to raise any special items of special business. No items were raised.

2. To discuss the latest situation on potential Head Leases

Graeme Anderson noted that this item had been covered in the President's Report

There being no further business, the President thanked those present for their attendance and closed the meeting at 8.27 pm.

G. Anderson
President

C Wild
Secretary