

FROZEN ACRES

January/February
2024



Issue 1 / 2024

FROZEN ACRES

Journal of the Canberra Alpine Club Inc.
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Jindabyne Officer	Peter Cunningham	
Franklin Officer	Jenny McLeod	
O'Keefes Officer	Paul Oboohov	

Perisher Telephone Number: 6457-5225

Editorial

Following last years lighter than average snowfalls, let's hope that our 2024 season will follow that of the Northern Hemisphere, with heavy falls bringing much joy to our members and friends.

Congratulations to Valentino Guseli who not only qualified for the final of the Men's Snowboard Halfpipe at the FIS Snowboard World Cup in Laax, Switzerland, but then went on to win a silver medal. Valentino was joined on the podium by fellow Aussie, Scotty James, who won the gold, a wonderful first and second for Australia!

Our work parties have been well attended with more scheduled over the next few months at both Perisher and Jindabyne lodges as well as Mt Franklin and O'Keefes Hut. Contact the leader to have your name listed, sometimes work parties can fill up fast. If you require a Park Entry Fee Waiver for Perisher best to give a few weeks' notice. Details of contacts are under the Club Calendar.

Articles for *Frozen Acres* are always welcome - please send to: editor@cac.org.au. ☐

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Club Calendar

2024			
February	3/4	Work Party	Jindabyne
	10/11	Work Party	Mt Franklin
	18	Tier 2 bookings cut-off date	Lodges
	24/25	Work Party	Perisher
March	9-11	Work Party (Canberra Day long weekend)****	O'Keefes
	15-18	Hikes in Kosciuszko National Park	Perisher
	23/24	Work Party	Perisher
	27	Annual General Meeting	Deakin
April	20	Work Party	Mt Franklin
	21	Heritage Festival Open Day	Mt Franklin
May	4/5	Work Party*	Jindabyne
	11/12	Weed Work Party*	Perisher
	19	Pre-season Drinks and Nibbles	tba
June	8	Winter Warmer **	Jindabyne
	14	Peak Season Bookings start	Lodges
July	27	Canberra Alpine/Snowboard Championships*	Perisher
August	24	Brumby Cup Dinner	Perisher
October	27	Post Season Presentation ***	Canberra

*Work Party tbc ** Celebrating Ken and Jill's 40th Anniversary

Venue tba* Back-up plan for Easter if unable to go ahead.

The following members are responsible for organising work parties.

Perisher: Peter Richards, perisher_wp@cac.org.au

Perisher Work & Weed Parties: Amanda East, perisher_weeding@cac.org.au

Perisher Park Entry Fee Waivers: Judy Lejins, perisher_wp_park@cac.org.au

Jindabyne: Peter Cunningham, *jindabyne_wp@cac.org.au*

Mt Franklin: Jenny McLeod, *secretary@cac.org.au*

O'Keefes Hut: Paul Oboohov, *okeefes_wp@cac.org.au*

Copy deadline for the next issue: Friday 29 March, 2024

Please send your articles in Word, to editor@cac.org.au Photos welcome (best placed at the end of a paragraph or article.)

President's Precis

By Caroline Walker

Happy New Year – I hope everyone enjoyed a good break, whether it was in the Australian summer or a northern hemisphere winter!

The EGM held on 6 December unanimously supported spending up to \$500,000 to proceed with the proposed work at Jindabyne and I am delighted to report that the contract with the preferred builder, Manteena, was signed on 14 December. A Construction Certificate was issued by Altitude Building Certifiers on 20 December and we are looking forward to the work commencing shortly. We plan to provide regular updates to members in *Frozen Acres* and Skimail, including confirming the dates when the lodge will close and re-open.

Work parties held to date in 2023-24 have been well attended and this will hopefully continue for the remainder of the summer. Thanks to everyone for their efforts. And drawing members attention to recent changes to the by-laws which allow entitlements for additional Saturday nights earned as a result of attending work parties to be used in either of the two winter seasons following the work party.

Bookings for the hiking long weekend planned for 15-18 March at the Perisher lodge have been coming in but there are still some spots available for anyone who is interested in joining. This is a fantastic opportunity to enjoy the company of fellow club members in a summer setting and I look forward to seeing many of you there. Many thanks to Andrew and Jenny Cupit for organising.

A reminder that Tier 2 bookings, which includes up to an equal number of guests, persons on the waiting list and persons on the associated ex-member list have a cut-off date of 18 February, 2024. I encourage everyone in these categories to enter their booking requests in the booking system in the next few weeks to have the best

chance of securing their preferred dates. Dates which are oversubscribed as at 19 February will go to a ballot held in the following days. And a reminder that once bookings move from waitlist to tentative, they need to be paid for within a week or else risk being gazumped by other bookings. As always, our admin officer Vicki is able to assist members with any questions they may have about the booking process.

A number of Club members/associated individuals have been busy competing in the northern hemisphere. Congratulations to all for results achieved to date, especially Laura Peel on achieving her first podium of the season, Bronze at Changchun, China. Good luck to everyone for the remainder of the season.

The 2024 AGM will be held on Wednesday 27 March and I'd like to encourage everyone to attend. I'd also like to encourage eligible members to consider nominating for positions on the Committee – I'm very happy to chat to anyone who is potentially interested about what is involved. A reminder that nominations and motions for consideration at the AGM must be received by the Secretary no later than Wednesday 6 March 2024.

As always, if there are any issues you would like to raise with me, please email me at president@cac.org.au ☐

Admin Officer's Summer Hours 2024

Monday & Friday – 8:30am to 1:30pm
Tuesday, Wednesday, Thursday – 9am to 12noon (ish)

Vale John Pascall

The Club extends sincere sympathies to the family of John Pascall,
who passed away recently.

John joined the Club in 1977 with his wife Laurel.
They both became Gold Members in 2014.

Sincere condolences to Laurel, as well as their daughter Amanda,
and grand-children Natalia and Mateo Campos-Pascall,
all currently Club members.

2024 Annual General Meeting

The Annual General Meeting of the Canberra Alpine Club Inc. will be held at **7.30 pm, on Wednesday 27 March 2024** at the Canberra Bridge Club, 6 Duff Place, Deakin ACT

Remote attendance will be available via Zoom.

If you plan to attend using Zoom, please register in advance at <https://tinyurl.com/4j3k8jrc>

New members and those on the waiting list are encouraged to attend.

Nominations for the Committee

Nominations are called for the following Committee positions, which will become vacant at the 2024 Annual General Meeting:

President
Vice President (1)
Secretary
Treasurer
Ordinary Committee Members (3)

Nominations are also sought for the office of **Public Officer**.

Nominations for the Committee or for the office of Public Officer must be in writing, seconded in writing, and contain the signed consent of the nominee.

Only financial full adult members* are eligible to nominate or be nominated for the Committee or Public Officer.

Motions For AGM

Financial full adult members* are invited to propose or second a formal motion for consideration at the AGM. Each motion must be in writing and be signed by the proposer and seconder.

Nominations and Motions must be delivered to the Secretary (or received in the Club's post office box) no later than Wednesday 6 March 2024.

A draft agenda, including any motions of which notice has been given, will be distributed at least two weeks before the meeting.

** Includes Youth Members, but does not include Provisional or Junior Members.
Note that members are unfinancial where their subscription remains unpaid after 1st January.*

By-laws Changes

By Jenny McLeod, Secretary

The Committee has recently approved some changes to the By-laws, relating to work parties and early confirmation of Saturday night bookings, and linen storage at Perisher.

The first change allows for work parties to be 'carried over' for a year, for the purpose of entitling a member to an extra 'early' Saturday night booking confirmation. This allows a member who participates in a work party later in the summer to use that work party for an early confirmation in the winter season in the following year, at the time of Tier 1 bookings opening for that year.

The second change is in preparation for changes to linen storage at Perisher, and specifies a charge for linen storage bags.

Specific changes:


Booking Rule 7.4 is replaced by:

A member who has participated in a work party is entitled to one additional Saturday night booking (beyond that permitted by Booking Rule 7.1) for each work party – up to a maximum of two additional Saturday nights per member each season. An entitlement under this Rule is transferable to another member, and may be used in either of the two winter seasons following the work party.

Schedule, Other Charges and Amounts, add:

Perisher Linen Storage bag – bond \$30

Perisher Linen Storage bag – annual rental \$30

The current By-laws are always available online at <https://cacsorg.au/policies-guidelines/by-laws/> 

Upcoming Hikes in Kosciuszko National Park / Ngarigo Country

15 - 18 March 2024

By Andrew and Jenny Cupit

A reminder that we are planning to have a Canberra Alpine Club hiking long weekend in the snowy mountains next summer at the club's Perisher Lodge. This is open to any CAC member or wait lister who is interested in going on guided walks in the National Park.

We plan to have walks over four days over 15 - 18 March 2024. Participants would arrive late on Thursday, 14 March, and depart on Tuesday morning, 19 March. There is an option for interested members to attend for less days.

Members would need to book their own accommodation through the normal members on-line booking system, self-cater food for themselves (like you do in winter), drive themselves to the lodge and have suitable hiking gear. We are planning to have different graded walks each day for people to select based on their fitness and experience; from easy walks of a couple of kms to harder walks around 20kms. The walks will be selected from the following:

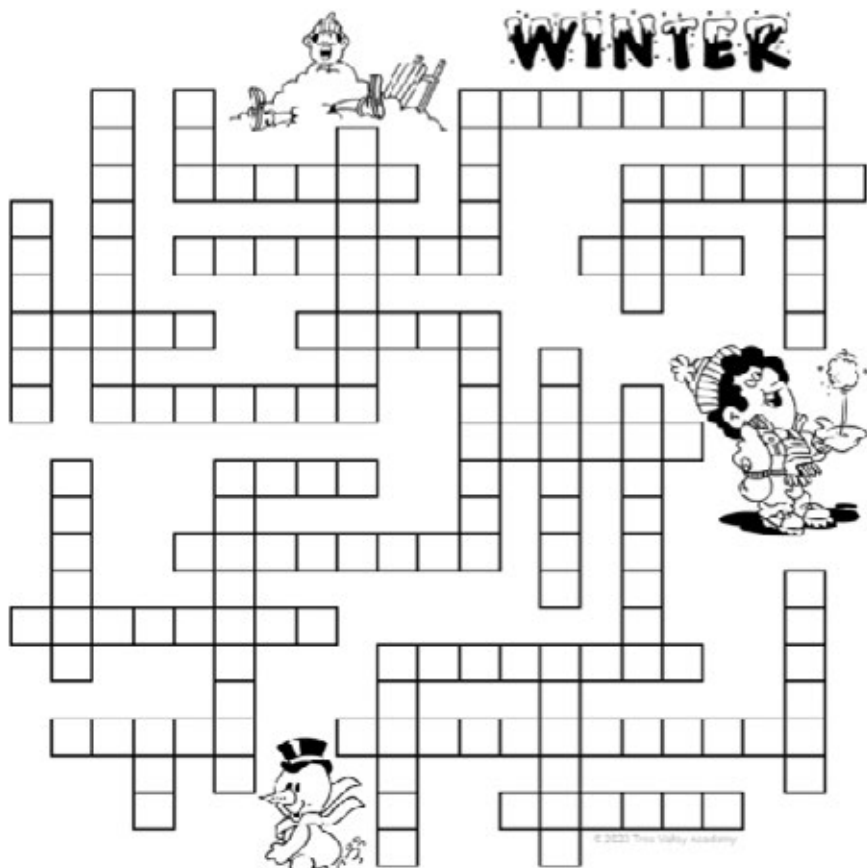
- Rainbow Lake track
- The Lodge to Blue Cow
- Porcupine Rock
- Sawpit Creek
- Mt Stilwell (could include some off-track walking up to the old Stilwell Restaurant and the old Stilwell ski fields)
- Munyang huts walk from Guthega Power Station
- Mt Twyman loop starting and ending at Charlotte Pass
- Mt Anton and Mt Tate circuit (from Guthega)
- The Main Range track walking to Mt Kosciuszko (from Charlotte Pass)
- Snowies Alpine Track between Charlotte Pass and Guthega (one way).

We are members and walk leaders of the Brindabella Bushwalking Club and have been trained for navigation and safety (first aid) for bushwalking. We always carry a personal locator beacon, thermal blanket and first aid kit.

Please email Andrew Cupit: cupit@cac.org.au to let us know if you are attending or if you have any questions. ☐

Winter Puzzles

By Ryder Young 13 years



3 letters

ice
ski

4 letters

coo
sled
snow

5 letters

igloo
mills
socks
while

6 letters

trazer
hockey
icicle
season
shovel

skates
skurg
sleigh
winter

7 letters

dog sled
January
skating
snowman

8 letters

sledding
December
holidays
toboggan
February
snow foot

9 letters

snow angel
snowballs
snowboard

12 letters

hot chocolate

It's Snow Time

Word Search

DIRECTIONS:
Find and circle the
vocabulary words in
the grid. Look for
them in all directions
including backwards
and diagonally.

BLIZZARD
COLD
DRIFT
FLURRY
FROSTY
FROZEN
ICE CRYSTAL
ICE SKATE
ICEBERG



ICICLE	SLIPPERY
IGLOO	SNOW FORT
MELT	SNOWBALL
PACK	SNOWBANK
PLOW	SNOWBOARD
POWDER	SNOWMAN
SHOVEL	STICKY
SKI	SUB-ZERO
SLED	WHITE

Answers on page 18

Perisher Work Party

2 – 3 December 2023

By Chris McIntyre

I took part in my first work party at the Perisher Lodge in December, organised by Peter Richards.

It was great returning to the lodge after many years. I was previously part of the Club as a Youth member, but sadly gave up my membership when young and travelling. As I now have a family of my own, it is time to pass on my love of the snow and the mountains to my kids. My parents remain members, and have since introduced my in-laws to the lodge as well (the Cupits). I am excited to spend many winters and summers at the lodge making memories with friends and family.

With the chance of rain over the weekend we got into work straight away after a briefing from Peter to try and beat the weather. There was a long list of jobs to do with a focus on the masonry remedy work; including a power wash and removal of loose mortar. Other jobs included: repair leaking windows in the managers flat, repair lounge chairs and broken chairs, deep clean kitchen and barbecue, removal of rubbish and building materials from under the back deck and stairs, two tip trips, replace light bulbs that had blown, revarnish bed side tables and coffee table, fix external cover on kitchen exhaust fans, pull out clothes dryer and clean lint out of extraction tube, fix the toilets in the basement, and general clean-up of lodge. Even the big kids chipped in cleaning all the windows.

A special mention and thanks to Ian Elvin, who is a long-standing member of the Club and a stonemason. Ian is helping to repair the granite stonework around the Perisher lodge. The deterioration of the walls is a serious issue that the Club has been trying to remedy over the last couple of years. Ian's expertise and supervision of other members at the work party was invaluable. This is a significant undertaking, and if successful, will save the Club thousands of dollars and improve the appearance of the lodge. It is expected that the repair of the walls will take one or two seasons and then be included as an ongoing maintenance task.

The weekend was good fun, and it was great meeting other members. This was a fun opportunity for the kids to explore Perisher in Summer, go on some bushwalks, and meet other junior members.

Attendance List: Peter Richards; Ian Elvin; Chrissie, Ben, Ryder and Mason Young; Andrew and Jenny Cupit; Lachlan, Jon, and Allie Cupit; Chris, Heather, Owen and Ari McIntyre; Caroline Walker; Steve Crossley; Alexis Phillips; Nola, Christophe, Leo, and Henry Charkos; Gavin and Jacqueline Williams; Andrew, Shirley, Jack, Daniel, and Ryan Gardiner; Melissa Randall; Tanya Mark; Serge, Alexander, Ilya Kurov and Maria Plyashechko.



Kids exploring around Perisher.



Andrew Gardiner (right) with his son Daniel.



Granite Stonework. □

Heliskiing

By Nathan Shepherd

Embarking with three mates on a heliboarding adventure with three mates to 'Last Frontier Heliskiing' (in northern British Columbia, Canada next to the Alaskan border) was an exhilarating experience in early 2023. The anticipation of five days filled with untouched powder, breathtaking landscapes, and adrenaline-charged descents had us buzzing with excitement.

After a four day warm up at Whistler, our journey began with a flight from Vancouver to Terrace and then a four-hour bus trip north through isolated snow-covered mountain ranges. After an afternoon briefing, check-in, safety and avalanche training, we prepared our gear for the next morning's adventure, looking forward to the thrilling roar of helicopter blades as we ascended to the pristine alpine wilderness waiting to be conquered. The remote location (truly in the middle of nowhere) promised a unique and awe-inspiring experience.

Our group consisted of two boarders and two skiers. Four people and one guide in each helicopter was ideal in terms of flexibility, access to terrain, speed and safety.

After meeting our guide on the first day, we soared above the vast wilderness and the snow-covered peaks below revealed the untouched canvas of our impending adventure.

Our first day was ideal – bluebird and no wind - clear skies enhancing the already stunning ranges with glaciers and untouched powder. The radiant sun cast a golden glow on the snow-covered peaks, creating a surreal contrast against the deep blue sky. It was a visual feast, a spectacle of nature that added an extra layer of magic to our experience.

The first adrenaline charged rides of the day over the spectacular terrain were moments of pure bliss, as we carved through the untouched powder, leaving behind a trail of excitement. The pristine snow and scenery offered a dreamlike quality.

And over the next days the quality of the boarding and skiing kept getting better as the cold temperatures, clear skies and lower avalanche risk meant we could access alpine peaks that had not been skied on all season and could access steeper terrain. It was a privilege to be among the first to leave our mark on these untouched slopes, and the sense of freedom and exploration was palpable. Each descent felt like a personal conquest, a celebration of nature's raw beauty and the joy of heliboarding in such a remote and unspoiled location.

The conditions were nothing short of amazing, and the helicopters landed on the tops of peaks like something out of a movie. The snow was amazing and the clear conditions enabled the group to race down the mountains at unbelievable speeds. Navigating through the open bowls and challenging chutes was a thrilling dance between man and mountain, a dance fueled by the sheer joy of the sport and the breathtaking surroundings.

Picnic lunches were organized on the slopes so that we didn't need to return to the lodge. Wolverine and other unidentified tracks in the snow reminded us of the untamed wilderness that surrounded us.

As we returned to base, and the sun dipped below the horizon each evening, we found ourselves recounting the days adventures, reliving the rush of each run and marveling at the sheer magnitude of the untouched terrain we had explored. The evenings were spent around the fire (and/or bar), swapping stories, and reveling in the shared experience.

In retrospect, the heliboarding trip stands out as one of the best trips of my life, a celebration of wilderness, friendship, and the pure joy of boarding in a pristine and untouched paradise. ☐

My French Experience

By Noah Shepherd - age 16

For the last three weeks I have been living in Paris as part of an exchange program set up by my school. It has been great, and the standouts so far have been the family's trip to Normandy for a weekend and seeing the D-Day beaches, the amazing French cuisine, and seeing all the unique monuments and architecture found all over Paris. However, my best highlight so far had been over the last week, which I spent in La Plagne in the French Alps.

La Plagne is located in the French Alps, specifically in the Tarentaise Valley of the Savoie region in southeastern France. It is part of the larger Paradiski ski area, which also includes the linked resort of Les Arcs. The accessibility to high-altitude slopes and stunning alpine landscapes makes La Plagne a popular destination for boarders and skiers.

On the first day we arrived, we went out to a traditional French restaurant and I ate raclette (which is a french dish that consists of melted cheese, various meats and

potatoes). It was delicious, and during that week we went back to the restaurant multiple times where I ordered the same thing, or fondue which I found equally as good.

The snowboarding was even better than the food. The first day was a little difficult as the visibility was horrible, but the following days were pristine powder, and mostly blue skies which was surreal. The views of the surrounding mountains were unbelievable, and I had to stop every 30 minutes or so to take photos.

The lift lines could sometimes be a challenge, but other than that it was uninterrupted boarding for hours at a time. After boarding, the afternoons were very relaxed, mostly watching TV, playing cards and sometimes even an afternoon nap. It was a bit different snowboarding in Alps compared to Australia, but it had its advantages as everyone just stuck to the piste, so there was always untracked powder to ride through, even in the late afternoon.

My time in France and the Alps has been an amazing experience and I am so lucky to be here, I can't wait to come back in the future and be fluent in the language, as it would be a great skill to have while travelling. ☐

Snowboard Masters Program

By Miriam Rihani

After persistent efforts spanning several years, I successfully persuaded the Perisher Winter Sports Club ("PWSC") to initiate a Snowboard Masters program. Similar to its long-established skiing counterpart, this program spanned 10 Sundays from 8:30am to 12:30pm, offering an incredible opportunity to learn diverse skills under the guidance of an exceptional coach while exploring various terrains across the mountain.

Initially doubtful about finding six to eight enthusiastic riders to enrol and consequently hesitant to promote the program, PWSC was surprised when, within a day, I rallied eight eager riders to sign up. Among them were renowned figures like CAC legends Ben and Chrissie Young, Nina Lange, and Nathan Shepherd. Despite our groups varying skill levels, our collective desire to improve as riders bound us together.

Interestingly, the slightly subpar conditions during the '23 season played in our favour. Rather than feeling deprived of seeking fresh tracks or maximising runs in the fresh powder, we utilised this period to refine our riding techniques. Our sessions focused on foundational drills, video analysis, and technical insights imparted by our coach, Scott.

The training regimen was diverse, covering racing techniques through GS course runs, SBX, mastering basic carving turns, and even fun ways to spray snow on fellow riders. Several sessions were spent in the terrain park with the groms, learning how to execute jumps, or deftly manoeuvre over boxes and rails. Personally, these moments were the most fulfilling, albeit occasionally accompanied by minor bumps and bruises.

Encountering scepticism became a regularity, especially while queuing in the ski school lift line. It appeared that many skiers, including instructors, couldn't fathom a group of middle-aged snowboarders participating in a skills program. Consequently, we were frequently scolded for attempting to cut in line. On multiple occasions, our instructor had to intervene to clarify our rightful place.

Throughout the season, numerous snowboarders approached us, expressing their interest in joining our group. I firmly believe that if PWSC exerted a minimal effort, they could establish several training groups for the upcoming winter season.

Our final session transformed into a jubilant celebration of our collective achievements. Embracing the spirit of fun, we organised a dress-up day, resurrecting a myriad of 80s ski suits (some more snug than others). Fortunately, we were blessed with fresh snow on our last day, discovering incredible spots for pristine lines. We culminated the day by basking in the sun at the Man, enjoying a leisurely lunch.

I am eagerly anticipating the next seasons adventures!☐

Snow Season - 2023

By Asher Shepherd - age 13

The start of the 2023 snow season consisted of a four-person family trip to Canada. We flew into Vancouver, then Kelowna and hired a car to take to a resort called Red Mountain. That two-week holiday was packed with fun times, fresh snow and tricks.

As we finished the holiday we were stuck into a drought of no snowboarding, We had to wait another six months to get back out on the hill! When the time came around we were all ecstatic. The beginning of the holidays was a slow time as we all had to slowly regain the feeling of snowboarding but nevertheless it was a lot of fun.

In the first couple of days in the holidays I had my eyes fixed on one goal, my first 360. I kept trying but I couldn't manage to get all the way round. I tried to improve my technique, but it wouldn't do anything, but I kept working at it and eventually by accident I did it.

Finsally, the day of the regionals interschools came around. The feeling in the air at Thredbo was a bit off, maybe because its Thredbo and, in my opinion, Perisher is way better. Nevertheless, the time came, and our school group raced down the hill qualifying the team into the state championships for both events.

In between the regional and state races I accomplished many of my goals. Some of my favourites being doing the big jump at front valley park, doing a lot of new rails I had never done before, and making a lot of new friends that are from Sydney that were at the snow.

The snow itself at that time wasn't doing so good. There was a lot of rain, melting and freezing. Not much fresh snow to be fair which would make for some not great conditions. But we made the most of what we had and that was worth it.

By the time state races came around I was nerve-racked. When the call for the races commenced, I had one thing I was focused on which was just go as fast as I can, by the time I got the results I knew I made it into the national championships for snowboard X. I had missed it several times due to not making it and being sick last year. This would be my first time at nationals in my life!

But suddenly it was called off for there being not enough snow at the place it was meant to be held at, Mt Buller. So that was a very tragic end to the season but it was okay we all had a great season and couldn't wait for more next year.

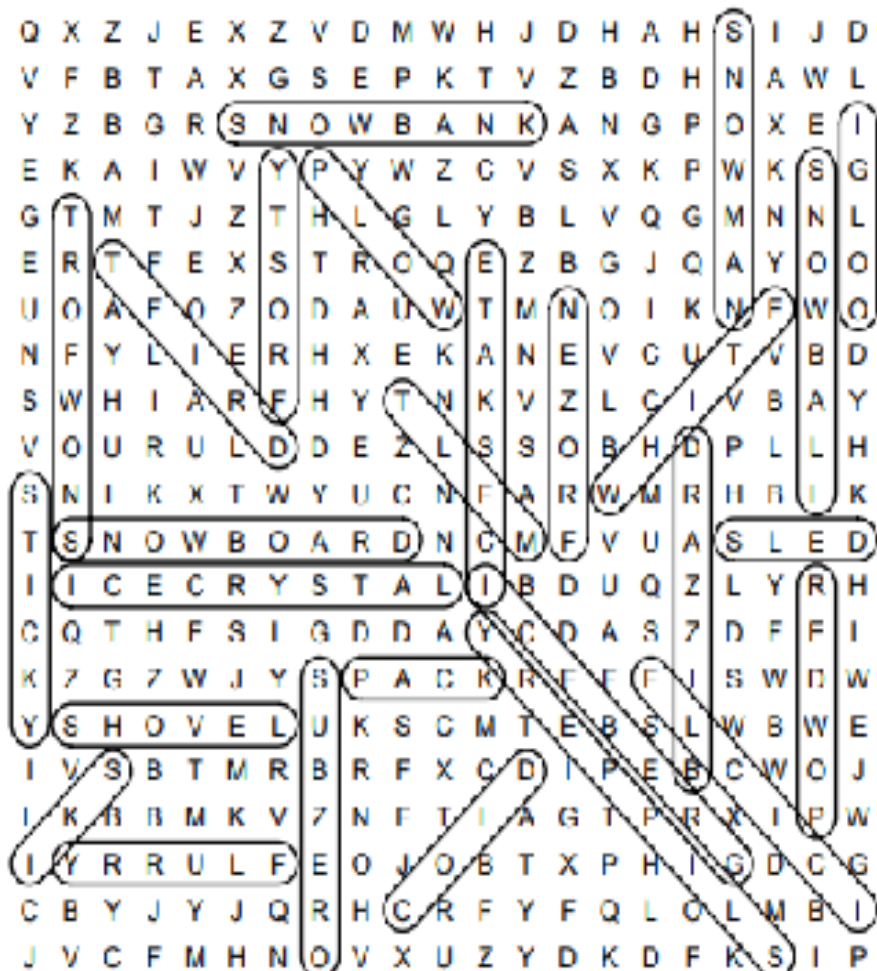
And how could I forget the work party? When Ryder and I walked all the way to interceptor chair and then laid down in the old chairs that were stocked up in the old chairlift station. And then on the way back we decided to go through the bush and found a snake, so we were out of there pretty much instantly.

One thing stayed consistent throughout the entire 2023 snow season, having fun. Whether there was ice, slush, or even fresh powder we made the most of what we had and enjoyed it to the fullest extent. From progressing in training to going out and messing around at night it was all very enjoyable and added up to being an amazing season and definitely one to remember. ☐

Answers

By Mason Young 11 years.





Work Weeding Party.

By Chris Sherlock

What a great turnout at the January Perisher Weeding Work Party, with members, friends, and families coming together.

Amanda provided clear instructions for identifying and removing the invasive species that was our focus for removal from around the lodge. Then, about 26 volunteers, equipped with gloves, rakes, and an array of gardening tools, moved into action. As we divided into teams, experienced gardeners - thanks Leon Horsnell - guided us newcomers. Also, a big thanks to Andrew Cupit and Lis Hemming for providing the much-needed March fly repellent.

At the end of the weekend, the transformation was noticeable. The pile of weeds collected was a proud symbol of our collective effort. This work party was not just about the weeding; it was another opportunity to share meals, memories and meet more like-minded people.

We're looking forward to attending more successful working parties.



The Chess Champion, Alexander Kurov, aged 10, taking on the adults.



Archer Billington, aged 9



Snowgums (*Eucalyptus pauciflora*) next to Perisher Lodge. □

EXTRAORDINARY GENERAL MEETING

Wednesday 6 December 2023

OPENING

The President, Caroline Walker, opened the meeting at 7.30 with introductions, an acknowledgement of country, and welcomed members to the meeting (both online and in the room), and ran through housekeeping matters such as muting devices.

JINDABYNE LODGE CAPITAL WORKS

Caroline provided an overview of the issues that have been identified with the Jindabyne lodge, including cracking of the external render and SIPS panels, which risks causing future structural damage; poor condition of the existing timber window awnings, overheating of the building, especially in summer, damage to the downstairs rear door, and leaking in the front entrance. She then outlined the proposed work, which includes cladding the lodge with Colourbond sheeting, replacing the existing window awnings with metal awnings, repairing the damaged door, installing an automated louvered pergola over the deck, improving the ventilation, and investigating and rectifying the leak in the entrance.

Caroline noted that the Club has sufficient cash to fund the work without borrowing, with approximately \$600,000 in the bank, and approximately \$200,000 currently owing for 2024 subscriptions, capital contributions, members advancements (from Junior to Youth and similar), and unpaid bookings. She noted that we expect to get many more bookings for next year, noting that Tier 2 bookings open in February.

She outlined a timeline of the steps taken over the last year, including assessment of the building by a structural engineer; seeking quotes for the original scope of work from the original builder, who later became unavailable; engagement of AMC Architecture for work on Perisher and Jindabyne; concept design; cost plan; lodgement and approval of Development Application; and selection of preferred builder, after approaching three builders.

She then noted the anticipated next steps, subject to approval of tonight's motion: engagement of AMC for contract administration services; entering a contract with the preferred builder by mid December 2023, to allow materials to be ordered as soon as possible; engaging a certifier; with building commencing in February/March 2024, to be completed in May 2024, ahead of the winter season.

Dean McPherson acknowledged Ngunnawal and Ngarigo peoples and introduced himself as a ski bum as well as an architect.

Dean walked through a presentation of the proposed work with diagrams from the building application, noting that the recladding of the façade, and the sunscreens, is what was on the original development application, however had to be pared back due to cost constraints. The proposed pergola is an extension of the existing steel structure and introduces lockable louvres. Work will also include fixing of the leak in the front entry, and fixing the lower rear door.

The cladding will be applied directly over the render, attached to the SIPs panels. Separate structural advice has been obtained regarding the fixing. The cladding has a vertical orientation, and is a basalt grey colour. The sunscreens are burnt orange, pre-finished powder coated steel panel, with an additional sunscreen compared to the original, to provide extra shading. The cladding fits under the original flashing at the roof edge. The vents go through the existing façade and they are doing significant due diligence on the appropriate product for this. There will be new signage at the front, but no changes to windows or landscaping. The front entry will also be repainted.

Dean noted the increase in building costs, and noted that the preferred builder is a well-regarded experienced builder. All three builders provided quotes in line with the estimate from the quantity surveyor, which provides confidence that the costs are reasonable. While he would not state who the preferred builder is prior to a contract signature, he believes they are one of the best in Canberra, and are doing work in Jindabyne at the moment.

Caroline asked for questions,

Andrew Cupit asked a number of technical questions regarding flashing, which Dean responded to. He also verified with Dean that the contract with the builder will be a commercial contract, not residential. There will be a separate contract with the architect. These are essentially the standard Institute of Architects/Master Builders Australia contracts.

Sam DeLorenzo noted that the contract is a construction management agreement, with fixed preliminary builder's costs. The builder then has a requirement to work to our budget. Work is tracked as they go against quality, time and budget. It isn't a fixed price contract but there is the requirement to manage to our budget. There is a 7.5% contingency in the costings.

AMC will act as the construction manager and will have oversight of the work and will attend site regularly, as well as having regular meetings.

Peter Richards asked whether we still have the redraw facility and whether that can be used, and Rob McQuire noted that with \$800K available he assumes we will not be paying capital contributions, as they were intended to be temporary and not an ongoing burden.

Caroline responded that we have paid off the Westpac loan facility and closed the loan account to avoid ongoing fees. We have done very preliminary investigations on our ability to borrow and have had encouraging answers from banks; however at this stage we don't expect to borrow for the Jindabyne work. Regarding fees and charges, these have already been set for 2024, and this does include a capital contribution, however we have done some rebalancing of the ratio of the capital contribution and subscriptions, noting that the capital contribution is a reasonable burden on a subset of our membership, and noted that we will continue to consider fees and charges each year.

Matt Kelso noted that he is disappointed that after 10 years all this work is required for half a million dollars, and queried whether the whole building needs to be re-clad. He would like to see more detail on the figures, and feels that it is being presented as a fait accompli – he feels that Perisher upgrades are long overdue, and assumes that the capital contribution will continue.

Dean noted that it is a large area of the building that needs to be reclad (almost 500 square metres), plus eight sunscreens. The Club chose to render the building originally almost as a temporary measure. There are also costs for scaffolding, painting, pergola etc. He noted that we have had estimates from a quantity surveyor, and he considers that the Club is getting the right price for the work, and that this should be done soon to protect the existing structure. He noted that there is more preliminary work to be done for Perisher and it cannot be done this summer – however it is practical to do Jindabyne this summer.

Jeremy Lucas noted that as a committee we have done a lot of work on this and don't take expenditure lightly. This work should finalise the work to protect our Jindabyne asset. The intention was to do Perisher first, however after discussions it became apparent that this Jindabyne work needs to take precedence.

Peter Richards queried whether we would be borrowing for Perisher projects, Rob McQuire asked why we need to keep paying capital contributions given the financial position, and Paul Argent noted that it is important to protect our existing assets, and can then consider other builds at Perisher.

Caroline noted that this meeting is not about Perisher, and that we expect to discuss Perisher at the AGM, but that if we expect to do significant work in the near future she expects we will be continuing to have a capital contribution.

Ernst Willheim commented on the capital contribution, and noted that when he joined over fifty years ago, the annual contribution was a single subscription that covered everything. Many years ago it was decided to split the subscription into administration and capital expenditure, to better identify the focus of the income, but there was never an expectation that the capital contribution would be temporary. He noted that it is inevitable that with two substantial assets, there will be a need for capital contributions.

Hamilton Budd asked whether we can use this as an opportunity to install some EV chargers in the carpark; Andrew Hahn asked to what extent will the lodge need to be closed.

Caroline responded that the lodge will need to be closed while the work is done. We would hope to keep this to a minimum – up to three months, but hopefully less. Regarding EV charging, we have considered this, but there are no plans to include it at this stage.

David Hartwig asked what the savings were in not doing the work as part of the original build, and noted that if we do the work now we can avoid additional expenditure later. Roger Brake summarised various comments, noting that we saved a relatively small amount originally, and it will cost a lot more now, but there will be savings in only doing items such as scaffolding once rather than spreading the work out.

Jenny Cupit asked that regular updates be provided in Skimail and Frozen Acres as this work progresses.

Matt Kelso asked for more details on costing. Caroline provided more detailed figures, including cladding - \$130,000, shades - \$44,000, pergola - \$62,000, ventilation - \$10,000, scaffolding - \$64,000; materials plus scaffolding is around \$320,000, labour and builders profit is approximately \$123,000, giving a total of approximately \$443,000 (materials plus labour). We have added a 7.5% contingency, for a total of \$476,000

Dean noted that we have figures for each component – some may change, for example the scaffolding cost is the cost if obtained from a Canberra scaffolder – we may be able to leverage other Jindabyne work to lower the cost.

Andrew Cupit queried which scaffolding group would be used. Dean noted we are likely to use a local Jindabyne scaffolding group, however this depends on whether we can commit to timing, as builders are busy.

Andrew also queried how much we have already spent, and whether that is included. Caroline explained that the \$476,000 is the cost of the materials and

builder's labour – the professional services (for Jindabyne and Perisher work) have been approved by the Committee as that was necessary to get to this point.

Andrew Hahn queried whether an occupancy certificate is required – yes.

Dean noted that we are not saying who the preferred builder is at this stage because they are not yet contracted and we may need to negotiate with others.

Peter Richards thought that with consultants' costs we may be looking at \$750,000 – Caroline noted this is well wide of the mark. We have currently paid AMC approximately \$20,000 for work on Jindabyne. There will be more (approximately another \$15,000) for the contract administration. We have paid a couple of thousand dollars each for the quantity surveyor, structural engineer, DA lodgement/approval, and are obtaining quotes for a building certifier; however we feel that these costs are essential for a successful outcome. Jeremy noted that if the relationship with the builder is good, this may be useful for Perisher as well.

Matt Kelso asked when Perisher may go ahead – it was noted that work is continuing on Perisher as well.

Ernst raised a procedural question on the vote, and queried whether the online voting meets the constitutional requirement that members are able to know what other members are doing. Caroline noted that the chat can be put on the screen for members in the room to see, and the camera can show the meeting room.

MOTION ON NOTICE – JINDABYNE EXTERNAL CLADDING

Motion: That the Committee be authorised to commit the Club to spend up to \$500,000 to proceed with the proposed work at the Jindabyne lodge which includes cladding, window awnings, a pergola and improved ventilation (*Proposer – Caroline Walker; Seconder – Jeremy Lucas*).

Motion carried unanimously.

CLOSE

Meeting Close

There being no further business, Caroline thanked attendees, and the meeting was closed at 8.40pm

Jenny McLeod - Secretary

CLUB PUBLICATIONS

Available free of charge on request:

- Club Constitution
 - Club By Laws
 - Membership Application Forms
 - Applicants' Information Sheet
 - Guides for lodge users during off-peak.
 - Bedding plans for the lodges
-
- *Check our website to obtain copies of these items.*

ALLIANCES

The Club is a corporate member of the following organisations:

- *Snowsports ACT*
- *SLOPES [Ski Lodges Organisation of Perisher, Smiggins and Guthega Inc.]*
- *The Kosciuszko Huts Association*

The Club is a regular sponsor of the *Perisher Ski Patrol*.

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