

FROZEN ACRES

March/April 2024



Issue 2 / 2024

FROZEN ACRES

Journal of the Canberra Alpine Club Inc.
GPO Box 27, Canberra, 2601
www.cac.org.au

Editor: Judy Lejins
editor@cac.org.au

Admin. Officer: Vicki Hughes

Please ensure you send all emails to office@cac.org.au, 0499-257-463

2023 – 24 Office Bearers

President	Caroline Walker (Bookings / Governance)	president@cac.org.au
Vice Presidents	Amanda East Jeremy Lucas	
Secretary	Jenny McLeod (Membership / PR)	secretary@cac.org.au
Treasurer	Will Comensoli (Finance / Strategic Planning)	
Committee Members	Alan Booth Peter Cunningham (Lodges / WH&S / Capital Works) Jenny Cupit Miriam Rihani (External Relations) Cheryl Taylor (Social) Chrissie Young	
Club Captain	Sarah Brake	captain@cac.org.au
Public Officer	Lindy Down	
Perisher Officer	Peter Richards	
Jindabyne Officer	Peter Cunningham	
Franklin Officer	Jenny McLeod	
O'Keefes Officer	Paul Oboohov	

NB: Now that Starlink wifi has been installed at the Perisher lodge we are intending to cancel some of the existing Telstra services, including the landline 6457-5225.

Editorial

In addition to the Minutes of the Annual General Meeting, this issue includes important articles on the proposed capital works at Perisher Lodge (with a request for feedback) and an update on the Jindabyne Lodge capital works.

With good rollups at our work parties, members can be assured that our lodges are in tip top condition for the coming snow season. Remember to contact Vicki if you want to rent a bag to leave your linen and some clothes in the linen store.

If you want to sell or purchase any ski gear, the annual Snowsale Canberra will be held at EPIC (Exhibition Park) on Saturday 11 May from 8.30am to 1.30pm. Items for sale need to be left on Friday 10 May between 12pm and 6pm and all unsold items must be picked up on Saturday 11 May between 3pm and 4pm.

The Club will be holding a pre-season social event on Sunday 19 May at Maddies, Kingston Hotel (see page 4 for details). All members and waitlisters welcome!

Our congratulations to Valentino Guseli who has won back-to-back Overall Park and Pipe Crystal Globes. ☐

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Club Calendar

2024			
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*	Kingston Hotel
June	8	Winter Warmer *	Jindabyne
	9	Jill & Ken's 40th Soiree*	Perisher
	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

*See details on opposite page. ** Details tba

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: Thursday 16 May, 2024
Please send your articles in Word, to editor@cac.org.au
Photos welcome (best placed at the end of a paragraph or article).***

Club Socials - Save the Dates!

Gather your crew & mark your calendars
for some camaraderie & good times,
(*more details closer to the time*).

Pre-season Drinks & Nibbles

The Kingston Hotel, Maddies Restaurant.
Sunday 19 May, 4 - 7pm
(*see ad next page*).

Winter Warmer

Jindabyne Lodge
June Long Weekend. Saturday, 8 June from 5pm
Firepit, sausage & hamburger sizzle plus smoores!

Jill & Ken Frenchs' 40th Soiree

Perisher Lodge.
Sunday 9 June, 3 - 6pm
To celebrate with & thank Jill and Ken
for 40 years of dedicated service
and management of Perisher Lodge.
Drop-in session of cocktails & hors d'ouvres.

Admin Officer's Summer Hours 2024

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

Vicki can be contacted at office@cac.or.au or on 0499-257-463



Pre-season Social Event

Sunday 19 May 2024, 4-7pm

Maddies Restaurant, Kingston Hotel
73 Canberra Ave. Griffith ACT

To help kick start the season, the social committee are inviting you to the Club's Pre-season social get-together. Join for the whole event or just pop in for a quick hello!

Everyone welcome!
All members, juniors, youth and waiters.

There is no cost to attend, however you will need to register.
Drinks and snacks to purchase from the bar.

Please RSVP to Cheryl - see below.

Email or SMS your name and numbers attending by 13 May.

Cheryl Taylor - Social Convenor
E: mobilechez@gmail.com
SMS: 0406-375-751

President's Precis

By Caroline Walker, President

Thank you to everyone who attended the AGM on 27 March – it was great to have a good turnout, both in the room and online. The questions and discussion around the Jindabyne and Perisher capital works projects demonstrated the keen interest of members in engaging with important Club matters.

I'd like to welcome Jenny Cupit to the Committee and thank her for nominating. I'd also like to thank all existing Committee members, and public officer Lindy Down, who have agreed to continue serving. And thanks to Yvette Lejins, who is stepping down from the Committee, for her services over the past two years, most notably in the areas of snowsports, bookings and membership.

Updates on the Jindabyne and Perisher capital works projects were provided at the AGM, with more detail about the Jindabyne lodge capital works also provided in a separate article. There is also an article requesting feedback from members in relation to the proposed work at the Perisher lodge. I encourage all members to provide feedback ahead of the 24 April deadline as it is important for the Committee to understand the views of as many members as possible ahead of taking any proposals forward.

We saw some photos at the AGM of the incredible work that Andrew Cupit, Ian Elvin and Gavin Williams have undertaken recently, repairing and repointing the stonework at the Perisher lodge. We are all so grateful for your efforts

I'd also like to thank Andrew and Jenny Cupit for the fantastic hiking long weekend they ran from the Perisher lodge in mid- March. All participants thoroughly enjoyed the walking and other social activities, including the Austrian themed dinner.

There are a number of social events planned for coming months including pre-season drinks, the winter warmer and a celebration of Jill and Ken's 40 years with the Club which will be held at the Perisher lodge on the Sunday of the opening weekend (see details pages 3 & 4), I hope to see many of you at these events.

And finally I'd like to congratulate Val Guseli on his back to back Overall Park and Pipe Crystal Globes – an amazing achievement!

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

Proposed Perisher Lodge Capital Works

Request for feedback

Concept designs for the proposed Perisher lodge capital works were presented at the AGM.

Aaron Still Consulting has prepared an indicative opinion of probable cost based on these designs – total costs (excluding GST) are in the order of \$1.7m. This includes escalation of costs of \$90k based on construction commencing in late 2025 and a 15% allowance for contingencies (\$210k).

If projects are staged over two years, with the first stage commencing in late 2025 and the second in late 2026, Aaron Still Consulting has advised costs are likely to increase between 5-20% (as a result of further escalation and some doubling up of work).

We anticipate needing to borrow in the order of \$1-1.5m to proceed with the projects in the next few years. This estimate will be refined as decisions around designs and timing of work are progressed.

We are currently seeking feedback from members on the proposed capital works, including the concept designs. Feedback should be provided to president@cac.org.au prior to 24 April 2024. Feedback received will be shared with members and discussed at a stakeholder forum to be held in May/June – details to be provided.

Feedback received, and the discussion at the stakeholder forum, will inform motions prepared for consideration at future AGMs/EGMs.

Relevant documents can be viewed at <https://cac.org.au/perisher-lodge-concept-designs/>.

Jindabyne Lodge Capital Works Update

Following the EGM for the proposed work at the Jindabyne lodge, where a motion authorising the Committee to spend up to \$500k was approved, the Club signed a contract with builders Manteena on 14 December 2023.

On 20 December 2023 a Construction Certificate was issued by Altitude Building Certifiers.

During January and early February, Manteena tendered for required sub-contractors.

On 15 February 2024, the Club approved Manteena's recommendations, with a final forecast cost plan of \$441k (including a contingency of \$34k) indicating the project was within budget.

On 26 February, Manteena took possession of the site, scaffolding was erected and testing of various fixing methods for the cladding and sunscreens was undertaken.



Since the commencement of work, some issues have arisen, including fixing screws not holding in the SIPS panels, as well as unexpected water damage.

On 22 March, Dean McPherson (AMC Architecture), Peter Cunningham, Sam Delorenzo and Caroline Walker met onsite with the builder and structural engineer. At the meeting remediation strategies were proposed for all the identified issues.

Discussions are continuing around the associated costs of the remediation work and how long it will take to complete. Early indications are the total costs for the original scope of work and remediation will be around the original \$500k authorised at the EGM. The Committee are working with Manteena to get the work completed ahead of the June long weekend. □

Perisher Lodge Work Party

A Weekend of Teamwork and Accomplishment!

By Alicia Wenman

On the weekend of 24 and 25 February, Perisher Lodge buzzed with activity as 25 members and waitlisters gathered for another work party. It was two days filled with hard work, camaraderie, and a satisfying sense of achievement.

The weather, cool yet pleasant, set the stage as we rolled up our sleeves and delved into a variety of tasks. From cleaning bedrooms and the kitchen to refreshing paintwork, stonework, and pointing, there was no shortage of work to be done.

Guiding us through the tasks was Peter Richards, our reliable leader, who ensured we stayed on track and motivated throughout the event, setting a tone of productivity for the weekend.

Ralph Secombe displayed his painting prowess, giving the lodge a fresh look with meticulously painted window frames, adding a touch of finesse to the overall appearance.

Indoors, Kathrene Backer and Ruben Smithers meticulously inspected and cleaned lightbulbs, ensuring every corner was well-lit, leaving no dark spots behind.

Meanwhile, the Wellsmore trio Keren, Tim, and Ky - organized the timber store and revitalised hallways and bedrooms, with Tim also handling the installation of doors for the hot water system, their seamless teamwork making the job seem effortless.

With buckets of gumption, Jenni Bodell, Nina Alidenes, Zorica Dengate and I joined forces to work our magic indoors, transforming bedrooms, hallways, and the basement area into pristine spaces, giving the lodge a sparkling makeover from top to bottom.

Outside, Fil Giles took charge of securing metal grating on the southern deck, ensuring its safety and durability for future use.

Alistair Court swiftly oiled the bay windows, adding a charming touch to the lodge's exterior.

While over at the barbecue area, David Murphy rejuvenated outdoor seating, making it a welcoming spot for gatherings by oiling and securing it back in place on the wall.

The Tokarczyk family—Mikhail, Jade, Evie, and Joey - tag-teamed cleaning duties. Mikhail, made good use of his tall stature, effortlessly cleaning the spots that were out of reach for the rest of us, while the younger ones enthusiastically joined in, diligently scrubbing windows and mirrors until they gleamed, free of streaks and spots.

Matthew O'Donnell was everywhere, lending a hand wherever needed and proving that no task was too big or small including the most important one of all, baby wrangling his 6-month-old son and unofficial work party mascot, Charlie.

Throughout the weekend, Andrew and Jenny Cupit added their own flair, from pointing of stonework and painting to baking delicious treats for everyone to enjoy. The dairy-free scones were particularly appreciated.

And last but certainly not least, seasoned stonemason, the invaluable Ian Elvin, showcased 30 plus years of experience to make sure the lodge was structurally sound and looking very fine.

As the weekend came to a close, we couldn't help but feel proud of all we had accomplished together. Each volunteer played a crucial role in making the lodge shine, preparing it for the upcoming winter season. ☐

Letter to the Editor

From Andrew and Shirley-Anne McIntyre

Is It Just Us?

I (Andrew) have been a member of CAC for over 20 years, Shirly for over a decade. There have been some changes over recent times that we would like to discuss. We are asking some questions, putting our view forward for the consideration of CAC membership, wondering if it is just us thinking about:

- 1: Making share rooms the norm or paying extra to guarantee not sharing.
- 2: Pricing increases to fund very expensive building projects.

The usual practice has been that a couple of friends when booking together would be allocated a room and not asked to share. A single person booking on their own could be asked to share or pay a single supplement.

As of 2023 the committee has advised that “as a small group you may be asked to share with others, consider this common practice, if you want to be guaranteed your own room you need to pay a supplement” the full text of the announcement is below.

You can of course pay more to guarantee this does not happen, but is this fair?

We understand that sharing with someone unfamiliar may not happen often, however we have been asked to accept this as 'common practice'.

We understand that in the early days of the club, share rooms were the norm, however over time this has changed.

How many members today would choose to go to a youth hostel for their ski holidays? We know there would be some (we can actually name a few) but suspect not many.

As we age, sharing a room with strangers becomes more challenging due to snoring, toilet requirements and restlessness etc.

For those who do not choose to or are unable to pay a hefty nightly supplement to guarantee they don't need to share, the reality of possibly sharing a room can also add a layer of anxiety in the anticipation of a snow holiday with unfamiliar person(s) and concerns for the co-sleeper's comfort.

It appears to us that there are two reasons that demand for accommodation has increased.

Long-time members who have reduced or ceased use of the lodge are being replaced by new active members. The increased membership is possibly due to the rapid increase in the cost of commercial accommodation. These are common issues for all ski clubs.

If demand is so high that members cannot get the bookings they require, should we look at reducing membership until this is more manageable, rather than trying to cram as many people into the lodge as possible, no matter how uncomfortable this may be for some members?

Of course, reducing membership will reduce income from annual capital contributions which leads me to my second point.

Is this also a way to gain extra income to fund building works?

We understand that we needed to spend the money on the Jindabyne lodge to protect our asset, even at sky high building costs.

However, the talk of spending a million or even millions of dollars on Perisher in the current very expensive building climate is leading us down a path of ever-

increasing costs, which in turn, increases accommodation/annual costs which leads to trying to maximise the number of people in the lodge to fund this.

In the past, modernising and updating the lodge may have been affordable, but we do not necessarily believe this is the case today.

Of course, we need to spend money on maintaining the lodge, but is now the right time to be spending large sums on big ticket items?

I would not like to see the Club pricing out some sections of our valued membership.

In summary,

1: Should we be looking at suspending new memberships, except maybe in the case of family members of existing members to reduce the overall membership until demand for accommodation is more manageable?

2: Should we put a hold on any major building work at Perisher, particularly if we need to borrow to fund it?

3: Could/should we also look at turning a room into two singles, or create a bunkroom at reduced rates for those who are happy to share with others and more importantly, know that they will be sharing in advance.?

So, is it just us asking these questions?

The purpose of this article is to share our thoughts and start a conversation to ensure that the Club heads in a direction decided by the majority of our valued members, with comfort and amenity not becoming exclusive to those with financial means. ☐

Reply to Letter to the Editor

From Caroline Walker, President

3 March 2024

Dear Andrew and Shirley-Anne

Thank you for your email of 6 February 2024 setting out your thoughts regarding room sharing and the cost of building projects. The Committee has discussed your email and would like to provide the following response.

Usual practice for Canberra Alpine Club has always been that you book a bed, not a room. During COVID, the Club introduced a policy where unrelated parties did

not share rooms, but we have now returned to our usual practice. To remind members of this policy, it has now been added as a check box when finalising a booking.

By asking members to pay a supplement to secure exclusive use of a room, we are endeavouring to best meet the needs of as many members as possible. This includes those prepared to pay a supplement to secure exclusive use as well as those who accept that not paying a supplement may require room sharing.

The membership cap of 600 has been in place for a very long time, pre-dating the current Constitution adopted in 1996. However, from 2013, membership numbers fell significantly, reaching a low of 537 in 2017, before rising back to 600 in 2023. During this period, some members became used to the lower demand for beds and less need to share rooms.

The Club, however, was concerned about its financial viability and actively sought to recruit new members. If membership numbers had not recovered, the Club would have struggled to meet its financial commitments, including the Jindabyne loan repayments, current maintenance work for Perisher and the Jindabyne re-cladding, especially in an environment where expenses such as insurance have risen from around \$20,000 in 2019 to \$115,000 per annum this year.

Throughout its history, the Club has strived to upgrade the facilities available to members where feasible. The projects proposed for the Perisher lodge are also intended to achieve this objective. The projects have been developed following consultation with members via survey and discussion forums. Members will be invited to provide additional feedback, on the concept designs and indicative opinions of probable cost, which will be presented at the upcoming AGM. This feedback will inform motions relating to the projects prepared for consideration at future EGMs/AGMs.

You have requested that your article be included in *Frozen Acres*. The Committee intends to also include our response.

Kind regards,
Caroline Walker, President

Weeding on Mt Franklin

By Ralph Seccombe

We had a fun work party at Mt Franklin on the weekend of 10-11 February. The main activity - apart from eating, drinking and chatting - was weeding. Our leader, Jenny [McLeod] referred us to the book with the dramatic title *Alps Invaders*, which guided us on the removal of St John's Wort and other invasive species.

We progressed up the ancient ski run to the summit of Mt Franklin. It now forms a firebreak, with no mature trees. We helped to preserve this by removing little self-sown snowgums. It went against the grain to remove any trees, but it was in a good cause, and there is no shortage of trees up there.

At the summit, we admired the view: Mt Gingera (1857m) and Mt Ginini (1762m), with Jagungal on the far horizon. I see on the map that there's a Ginger Ale (1771m) to the south, which suggests that a sense of humour survives high altitudes.

We found time to admire Australian species, turned out to be an Alpine grasshopper, mountain katydid (*acripeza reticulata*). Until it opened its wings (or wing covers), to reveal bands of crimson and blue, it looked convincingly like a gumnut (*see photo below*).



We had fine weather, though on the Sunday we awoke in damp tents to fog or low cloud, and a lot of dew on the long grass. That morning a few participants elected to drive down to Benbora to walk in the arboretum there. As we admired the trees, we were stalked by a kangaroo, which would disappear for periods and then turn up again. She had evidently learnt that humans are a source of food. I gave her two little pieces of bread, which was a mistake: if one person did it once, it might be OK, but probably she extorts food from numbers of people, with no benefit to her health.

Then and Now

I write as a once and future member of the Canberra Alpine Club. I was a member when I was doing a lot of cross-country skiing but resigned when I moved away from Canberra in 2001. Now, after spending good years on the coast, I am back to mountain country, where I am discovering walking and, on this occasion, spent my first night in a tent for some decades. I found myself sliding off my sleeping mat, even though there was hardly any slope, but I woke up feeling less than 77 years of age.

I started out going on work parties to earn points but soon discovered that they are fun social events, as well as a way of maintaining Club properties and the area around the Club's chalet at Mt Franklin, which sadly burnt down in 2003 and which could not be replaced.

So what has changed in the Club in the years of my absence? What was then and what is now? On the one hand the technology of skiing and walking has changed - I now carry a GPS and a PLB (emergency personal locator beacon) - and I saw at Mt Franklin that my cross-country skis with their rat-trap bindings, which I used to cover many miles, are now museum pieces. The Club's facilities have improved; I remember the old lodge at Jindabyne, which has now been replaced. On the other hand, I don't detect much change in the nature of the Club - which is a club, not just a consortium for constructing lodges. The members seem a bit younger than they were, but the family-friendliness is unchanged. It's a tolerant bunch: no one objected when one member of the party, Harry, did little work, generously making allowance for the fact that he was less than twelve months old.

Perhaps there's a stronger sense of the Club's history. Mt Franklin is a great place to learn about this, with the displays of photos and old ski equipment, the vestiges of ski tows and the wonderful Austin A40, (*see photo next page*) which provided an engine for a ski tow and which still rests on the slope as a reminder of the can-do attitude of earlier days, when I suppose nobody sought permission to locate a car on the side of a mountain to serve Club members. This was particularly nostalgic for me, as my first car was an A40 made in 1951 or 1953 and bought for me for £95 in 1965—a tough little car, the Toyota Corolla of its day. The same model was owned by my Scoutmaster.



Ralph by the Austin A40



We were told of a challenge for Club members skiing down towards the chalet - take a swig of rum at the top: if it's still in your mouth when you reach the bottom, you win the bottle. I love such instances of oral tradition.

People on the work party were Jenny McLeod, Kathryn Wingett, Bev McLeod, Margaret Mahoney, Ben and Willie Tyhouse and myself, overnight and on the Saturday Chris Answerth, Will Comensoli, Peta Rogers, their son Harry and Jane Rogers. □

Hiking in Kosciuszko National Park / Ngarigo Country

By Andrew and Jenny Cupit

The Club's hiking long weekend was held over four days on 15-18 March in the Snowy Mountains. There has been a long tradition of Club endorsed summer activities of bushwalking and camping over the years. The aim of this recent hiking weekend was to reinvigorate this tradition.

There were 18 eager participants, including the club president, who were based at the Club's Perisher Lodge. There were different graded walks each day for people to select, based on their fitness and experience; from easy walks of a couple of kilometres to harder walks around 20kms.

Friday 15 March – The group split into two, and focused on walking in the beautiful Mungyang Valley from the Guthega Power Station. One group walked from Guthega Power Station to Horse Camp Hut and back via a slightly different route, for total of around 10kms. The second group walked in a circuit from Guthega Power Station to three huts, Disappointment Spur, Whites River and Horse Camp for a total of 20kms. There was light drizzle at times, but that did not dampen the enthusiasm and enjoyment.



Taking a break at Horse Camp Hut.

Saturday 16 March – The first group walked 9kms from Charlotte Pass to Guthega on the new track which includes the bridge over Spencers Creek. The second group walked 20kms from Charlotte Pass to Mt Twynam for spectacle views over the range. They then walked down to Ponds Flat, across Illawong Bridge and returned to Charlotte Pass on the new track. This was a very challenging but rewarding walk. Saturday evening was topped off with an Austrian theme group dinner.



Walk from Charlotte Pass to Guthega.

Sunday 17 March – The first group walked 13kms from Charlotte Pass to Perisher via Porcupine Rocks on the ‘brand new’ track that was completed by NPWS only a few months ago. They started at the coffee shop in Charlotte Pass for a quick caffeine hit and stopped at Porcupine with great views over the valley. The second group walked from Charlotte Pass to Mt Townsend (and return) 28kms. They were rewarded with spectacular 360 degree views around the region and did not have to share the mountain with any others, unlike Mt Kosciuszko which is always crowded in summer. Unfortunately, the weather closed in, so the walk back was in intermittent showers, which demonstrates you have to be prepared for anything in the mountains.



The summit of Mt Townsend.

Monday 18 March – The whole group walked to the Mt Stilwell trig and the surrounding area. After walking to the trig the group continued onto the ruins of the old Stilwell Restaurant and ski lift for a history lesson and lunch (from our backpacks). This lift was the one of the longest ski lifts in the world, stretching over 5kms. Unfortunately, it only ran for two seasons 1964 and 1965 and closed due to bad weather and poor planning. It was exposed to strong winds that caused the semi-enclosed chairs to violently swing into towers and constantly derail the haul rope. After lunch, some of the group made their way back to Charlotte Pass for coffee while the rest explored Kangaroo Ridge from the highest point at the northern end, along interesting rock formations, before making their way back to Charlotte Pass.

A few people also walked the Rainbow Lake track. This is a beautiful short walk that everyone in the Club should try at some stage.



The Group at Mt Stillwell Trig.



Ruins of Mt Stilwell Restaurant and chair lift station.

The hiking long weekend was very successful and most likely will become an annual club event held every summer. Next one may include a camping night somewhere in Munyang Valley near one of the huts or on the main range. Keep a look out for details in *Frozen Acres* or Skimail.



Roger Brake has a certain aura.☐

Perisher Work Party 23-24 March

By Shelley Mulhern

Our recent work party at the Perisher Lodge was a resounding success, thanks to the hard work and dedication of our amazing team.

The weekend kicked off with a bit of sports viewing on Friday night. Much to Peter Richards and Andrew Cupits irritation, and my delight, the Canberra Raiders went down to the NZ Warriors.

On Saturday morning Nina Alidenes, Sarah Jones, David Murphy, and Jenni Bodell rolled up their sleeves and tackled the kitchen with gusto. From scrubbing cupboards to wiping down surfaces, they transformed our culinary hub into a sparkling haven. Their attention to detail and teamwork set the tone for the day.

Lauren Reinhardt and I fearlessly took on the ovens, barbecue, and entryway. Despite getting a little greasy, we left no nook or cranny untouched. The vintage skis in the entrance hall even got a dusting!

Fil Giles scaled the ladder and painted the lintels, while Chris McIntyre and Heather Cupit-McIntyre got stuck into grouting and fixing the towel rails in all the bathrooms. Graham Miller ensured all the light bulbs were shining bright and Peter Webb and David Hartwig sorted out the internet cabling. Alistair Court and Jeremy Lucas sorted linen bags among other jobs.

Our younger guests had a blast. Lesley Miller and Jenny Cupit took great care of the youngest of the rugrats while the other kids made lounge forts, got muddied up and even had an unplanned creek adventure.

Nina and David Murphy coordinated a culinary masterpiece for Saturday night. Our taste buds danced as we savored gourmet pastas, Chicken Parmigiana, Greek Bolognese, vibrant salads, and buttery garlic bread. This delicious communal dinner was topped off with an incredible cheesecake by Chris McIntyre and a heavenly tiramisu, courtesy of Jenny.

Andrew, our unsung hero, faced the toughest tasks. Grinding rust with Matthew O'Donnell, meticulously grouting and multiple other heavy lifting jobs, he earned every drop of sweat. As a token of the club's appreciation Andrew was awarded a well-deserved bottle of red wine from Peter Richards.

As always, Peter led the team with humor, kindness, and an eagle eye for detail. His leadership ensured that every task was completed to perfection.

Thank you to everyone who contributed to this unforgettable work party.



Peter Webb, Jeremy Lucas and Dave Hartwig



David Murphy, Nina Alidenes and Lucy Murphy



Peter Richards



The group enjoying dinner. □

2024 ANNUAL GENERAL MEETING

Wednesday 27 March 2024

OPENING

The President, Caroline Walker, opened the meeting at 7.35 with an acknowledgment of country, welcomed members to the meeting (both online and in the room), and ran through housekeeping matters such as the conduct of votes.

CONFIRMATION OF MINUTES OF 2023 AGM AND EGM

Caroline opened the floor for comments on the minutes of the 2023 AGM, and minutes of the EGM – none were received.

Acceptance Motion – AGM minutes

That the minutes of the 2023 Annual General Meeting as published in the March/April 2023 issue of Frozen Acres, be accepted.

(Proposed: Amanda East; Seconded: Femke Rensen)

Acceptance Motion – EGM minutes

That the minutes of the 2023 Annual General Meeting as published in the March/April 2023 issue of Frozen Acres, and the minutes of the EGM as published in the January/February 2024 edition of Frozen Acres, be accepted.

(Proposed: Jeremy Lucas; Seconded Ross Taylor:)

Minutes accepted.

REPORTS

President

Caroline reported that despite poor snow it was a successful year. The Jindabyne loan was fully repaid during the year. Net profit for the year was \$136k, and the Club had \$716k in the bank at the end of the year. Bed nights of 7174 for the year were down on the 9590 for 2022, primarily due to a shorter winter season.

Membership reached the cap of 600 in May 2023, with the out of area limit being reached at the same time. The waiting list has increased from 101 at the end of 2022, to 134 at the end of 2023, with 53 waiters currently eligible to progress to membership. We expect to offer 19 memberships at the next membership meeting, to again reach the membership cap.

Caroline summarised the Constitutional changes approved at the 2023 AGM and confirmed by postal ballot, and noted the EGM held in December provided approval to spend up to \$500k on building work at the Jindabyne lodge.

A number of successful social and snowsports activities were held during the year, and Caroline thanked the organisers of these, including social convener Cheryl Taylor, Club Captain Sarah Brake, and Youth and Family Week organisers Chrissie Young, Lexie Phillips, Melissa Randall and Lachie Hatch. She also thanked Jeremy Lucas for coordinating the Club's new website and branding.

She congratulated the Club's international athletes, Laura Peel, Valentino Guseli, Bentley Walker-Broose and Tuva Bygrave for their efforts, with special mention of Val's back-to-back Overall Park and Pipe Crystal Globes as well as multiple awards at the Snow Australia Awards, and Laura Peel's recent appointment to the AIS Athlete Advisory Board.

She congratulated Jenny McLeod on being awarded Honorary Life Membership at the 2023 AGM, Jeremy Lucas on being awarded the Lane-Poole Trophy in 2023, and all other 2023 trophy winners.

Caroline expressed condolences to the families of members and former members who passed away during 2023, including John Tilley, John Pascall, and Bern Brent.

Caroline thanked lodge coordinators Peter Richards, Peter Cunningham, Jenny McLeod and Paul Oboohov, as well as all the volunteers who attended work parties, with a special mention to Andrew Cupit, Ian Elvin and Gavin Williams for their incredible efforts in repairing the stonework at the Perisher lodge.

She thanked Admin Officer Vicki Hughes for her outstanding effort over the year, Editor Judy Lejins, Assistant Editor James Muldowney, and Public Officer Lindy Down.

Caroline also thanked Jill and Ken French, noting that 2023 was their 40th winter with the Club. This outstanding contribution to the Club will be celebrated on the opening weekend of the 2024 season at the Perisher lodge.

Finally, Caroline thanked all Committee members for their efforts during 2023, helping to ensure that we all continue to enjoy the benefits of Club membership.

Treasurer

The Treasurer, Will Comensoli, noted that 2023 was a strong year financially despite the poor snow season. The Club returned a surplus of \$136k, which was a dramatic reduction from 2022's record \$322k, as a result of increasing

insurance premiums, a reduction in bed nights, and an increase in other costs such as rent to NPWS, but it is encouraging that we are financially sustainable despite a poor season. Wages were significantly up this season. At the start of the season we considered the risks of Ken French continuing to work as a volunteer, and it was resolved to formally engage Ken as an employee. Will also congratulated Jill and Ken on their 40 years with the Club, and thanked Vicki for her assistance, noting that she provides excellent, very thorough admin reports and is doing a great job.

Will noted a Perisher cost centre net loss of \$33k, Administration cost centre net loss of \$21k, and a Jindabyne surplus of \$25k. The biggest item contributing to our surplus was entrance fees, capital contributions, and subscriptions – without that we would have ended up with a deficit of approximately \$30k. We had \$716k cash in bank at the end of 2023, which is an increase of \$232k from 2022. This increase was due to paying out and closing the Jindabyne redevelopment loan. The Committee deliberated on keeping it open as a loan facility but decided against it due to fees, and the uncertainty of timing for Perisher work. We expect to pay for current Jindabyne work using cash on hand. We may need to take out loan for Perisher work, but need more concrete figures before deciding this.

Will thanked members, waiters and others who join work parties – it's great to see the contributions and it does save the Club a lot of money. He noted that volunteers are covered by insurance while at work parties.

Will finished by wishing for an early dump of snow this year.

Acceptance of reports

Motion: That the reports from the President and Treasurer be accepted.

(Proposed: Erica Lejins; Seconded: Bev McLeod)

Motion carried.

ELECTION OF COMMITTEE

Caroline stated that there had been one nomination for the office of President (Caroline Walker), one nomination for the vacant position of Secretary (Jenny McLeod), one nomination for the vacant position of Treasurer (Will Comensoli), and three nominations for the three vacant Ordinary Committee positions (Jenny Cupit, Mim Rihani, and Chrissie Young). As the number of nominations was equal to the number of vacant positions for these positions, Caroline, Will, Jenny McLeod, Jenny Cupit, Mim and Chrissie were declared elected to their respective positions.

At the invitation of Caroline, Jenny Cupit introduced herself as a veterinarian by profession, with experience running committees and managing large budgets and teams. As well as alpine skiing, snowshoeing and light touring, Jenny and her husband Andrew are keen hikers, and they have started to reintroduce organised hiking activities to the Club. She really enjoys the family and community spirit of the Club and hopes to continue that in her Committee role.

Caroline called for nominations for the vacant position of Vice-President.

Nomination received for Amanda East (nominated by Jenny McLeod, seconded Jenny Cupit).

As no further nominations were received, Amanda was declared elected.

Caroline noted that Jeremy Lucas (Vice-President), Alan Booth, Peter Cunningham, and Cheryl Taylor (Ordinary Committee Members) continue in their existing positions until the 2025 AGM. Caroline thanked Yvette Lejins for her time on the Committee.

JINDABYNE LODGE CAPITAL WORKS UPDATE

Caroline provided an update on progress of Jindabyne work, noting that a contract was signed with builders Manteena and construction certificate issued by Altitude Building Certifiers in December, subcontractors were engaged in January/early February, with the Final Forecast Cost plan of \$441k (including contingency of \$34k) indicating the project was within budget.

Some issues have arisen, including screws not holding in the SIPS panels, and unexpected water damage being identified. Discussions are ongoing around associated costs and timeframes of the remediation. Early indications are that the total costs for the work will now be around the full amount authorised by the EGM, and we are pushing to have the work completed ahead of the June long weekend.

Caroline handed over to Dean McPherson from AMC Architecture.

Dean walked through a presentation of work at Jindabyne, noting that the work is to reclad the building and replace sunshades. He reiterated that they found some water leaks, also found that the SIPS panels were “powdering” and would not hold screws. Thermal scanning was used to find the underlying framing to fix cladding to. Additional framing is required for areas that don’t have framing suitable for cladding. They will remediate some tracks and beams that have water damage. This damage is quite advanced in places but hasn’t progressed far, so it is possible to cut the damaged sections out and replace. They are working through costs and schedule and are hopeful it can be finished by the end of May. It is not a simple exercise but there are strong strategies in place.

Dean noted that it is fortunate timing, as if the damage had not been found it would potentially become a structural issue. He feels it is due to a combination of design and building faults – initially rendering rather than cladding the building may have contributed, but flashing has also not been implemented well.

The SIPS panels are essentially two boards sandwiched with foam, but include magnesium which, as a different metal, can cause screws to rust. Investigations showed that the existing screw fixings are ceramic coated so protected, and the structural bracing is strong. The SIPS panel is a different sort of product – over time it seems to have become “brittle”, and water may have contributed to this. The remediation strategies developed with the structural engineer include increasing the framing behind the panels.

The sunscreens are not in good condition – one has fallen off. If it had been left a year or two the damage could have been significantly more.

Jenny Cupit asked what the contingency in the budget is. Caroline noted that the EGM approved up to \$500k. The cost in mid-February was expected to be \$440k including a \$30k contingency.

Andrew Cupit asked if the historical water leaking in foyer was being addressed. Dean noted that the builder has been looking at this as well and they expect to reflash that and the bedroom end as well, as long as it is in budget. This work requires scaffolding so may be more cost-effective to do at the same time as the rest of the work.

Femke Rensen asked whether improving the natural ventilation is in scope. Dean noted this is out of scope currently.

Andrew Cupit asked if there is flexibility to drop other items instead of work that requires scaffolding. Caroline responded that we could drop the pergola, but it also needs scaffolding so it makes sense to do that now rather than come back. We are still working through the numbers and what choices we might need to make. We could potentially do the structural part of the pergola initially and the rest later.

Brett Abraham queried whether the Committee can spend another \$100k above the EGM approval – Caroline noted this is for Committee discussion.

Dean concluded his presentation on Jindabyne by noting that the next steps are to resolve the issues and confirm the cost and schedule.

PERISHER LODGE CAPITAL WORKS UPDATE

Dean McPherson of AMC continued to walk through his presentation on the concept design for Perisher refurbishment, going through the requirements brief

for the basement refurbishment, and lounge/dining/kitchen level (kitchen redesign and extension of dining area).

Dean noted the constraints of existing building (e.g. wet areas, stairs to upper level). While this is a concept design, he is confident that it flows well – as a skier he is familiar with what works and doesn't work in ski lodges.

Caroline noted that previous draft designs done by Club members were provided to AMC and have been used as input to the concept design produced by AMC. The presentation will be put on the website for member comments.

Will Comensoli asked how costly it is to move plumbing if necessary. Dean estimated it costs approximately \$20k/m² to move wet areas. He has tried to keep the wet area more or less where it is, but has included a bit of movement to avoid compromising the final layout. Amanda East noted we that need to meet mobility requirements.

Andrew Cupit asked whether the manager's loft windows have been considered, noting that we are getting water leakage from these windows which could be causing damage. Caroline responded that this work is on the capital plan as well and is currently scheduled fairly early – but a specific timeframe hasn't been set. It is not part of this project but it may be cost effective/efficient to do it at the same time.

Dean noted some features of the basement design, including boot dryers, and portable ski racks for flexibility.

The kitchen design has been peer reviewed to get a few additional thoughts. This area also has existing constraints of structure and services. The layout and process flow are important for safety – e.g. to avoid moving hot pots across the room. The bar area is new, to get coffee, fill water bottles etc without going into the kitchen. It is a semi-commercial kitchen – it needs to deal with lots of situations, for example small and large groups cooking together.

The dishwasher is at the bottom right of the layout, and has proper passthrough – dirty dishes in one side and clean out on the other.

The kitchen is the same size as currently but the bar extends into the current dining room, by about 6m². Effectively we need to also extend the dining room for this design.

The third “package” is the extension of the dining room over the existing deck. The existing deck has the structure to cope with this but again we need to work within existing constraints, e.g. the existing roofline, and the process flow. A key challenge was how to extend and work with the current stonework and

design, noting that the lodge is visible from Perisher carpark and other places – it is an opportunity to do something architecturally special – we need to do this cleverly without spending too much money. There are challenges fitting with the existing roofline, there are also National Construction Code compliance and planning compliance challenges. We have pre-approval for a dining room extension and there are advantages in being similar in design to that, so that the planner considers it as being equivalent to the existing approval. The proposed concept is a box with timber cladding, with a fair bit of glass. Timber cladding is complementary to the existing lodge, particularly the bedroom wing, and the window is canted to provide good views.

Christoph Charkos queried the difference in seating capacity between existing and proposed dining areas. There are about 8-10 more seats – the dining area is about the same, plus there are seats at the breakfast bar. Exact numbers depend on furniture selected.

Erica Lejins asked about the “table of knowledge” by the bay window – that is in existing living space and is out of scope.

Andrew Cupit asked whether the pitch of the roof is similar to the existing – is it easy to maintain. Dean noted that there are Australian standards for snow loads, plus it needs to fit with the existing windows. It is a separate box plugged into the existing structure, without overlapping; there are separate pitches.

There is no change to the area under the deck. There are options for additional storage, but the structure doesn’t change and it remains open underneath. There may be options for relocating some infrastructure underneath, but this may not be cost-effective, and compliance with planning codes may affect options.

Ernst Willheim noted that the outside area has been used as cold storage and asked if there is extra capacity for cold storage inside. Dean responded that yes, there will be more storage inside, but they will also be looking at other opportunities for informal storage.

Dean commented on the damage to stone walls when he first visited the Club. He noted the Club has done incredible work to repoint and repair the stone walls. Caroline noted that Andrew Cupit was one of the people doing the work.

Andrew thanked Ian Elvin (a very experienced stonemason), and Gavin Williams for providing the scaffolding. They have repointed the entire building and replaced all rocks, but have also done remedial work to the top of buttresses to try to prevent water seeping in. We will know in a year or two how effective this has been, but this will need to be maintained continuously. The new wing also needed repair around the window sills – this is only about 20 years old. They used some new products, including latex, and went to experts to look for

newer, better products. We may need to do more work next year to replace more flashing. Dean thinks this work has saved the Club \$50-100k.

Dean concluded his presentation on Perisher by discussing the next steps, including consultation with the building certifier on preferred options, previous approvals and compliance; stakeholder engagement, with feedback from members; development of final sketch plans; Club sign off; planning and construction consultation and approvals; tendering and construction.

We are looking to develop a good relation with Manteena with a view to potentially using them for Perisher as well.

Shirls McIntyre queried whether there would be an assessment of the current weaknesses/integrity of the building, to check whether there are other issues that need to be dealt with at a higher priority. Caroline and Amanda noted that the structural engineer has given an assessment of the building when the deck was added, and Dean noted that they will be looking broadly at this as part of due diligence prior to any other construction. Jeremy Lucas noted that window issues in the manager's loft are out of scope of this project, and we are not aware of other issues other than the windows and stonework. Amanda East noted there has been ongoing management of building, for example looking at the waterproofing of the back of the old wing.

Peter Cunningham noted that NSW Planning advice was to deal with windows at same time as the dining room. Roger Brake reported lots of positive comments in the meeting chat for Ian and Andrew's work, and for the designs.

Dean handed back to Caroline, who added that we have taken the concept designs to Aaron Still Consulting (ASC), who has prepared an indicative opinion of probable costs. The total cost excluding GST of all three plans is ~\$1.7M, based on starting in late 2025, including a 15% contingencies allowance.

ASC advice is that if staged over two years, with the first stage commencing in late 2025 and second in late 2026, we could expect an increase of costs of 5-20% due to further escalation and some duplication of costs. We may need to borrow \$1-1.5M if we were to go ahead, depending on timings. Caroline provided a breakdown of the costs. Discussions with the certifier may drive the order of work – while there may be efficiencies to do the work together, the kitchen and dining room may need to be done before the basement for compliance reasons.

We will also lose income from summer bookings while the lodge is closed. While we have two lodges, we need to accept that we would essentially lose a summer's worth of income at Perisher. It is too early to estimate whether all work can be done in one summer, but Dean thinks it is feasible to do all three work areas over a single summer window.

Ivar Berget asked whether we could do the kitchen without doing the dining room extension. Dean responded that you could do the kitchen without the breakfast bar - there are various options.

Caroline noted that the next steps are that we will get the presentation and other material on the website, and provide links in Skimail and Frozen Acres for comment by members. We will then have more stakeholder engagement.

Andrew McIntyre is keen that people's comments are shared with others.

ELECTION OF PUBLIC OFFICER

Caroline noted that as there was a single nomination received for the position of Public Officer, Lindy Down shall be declared elected to the position until the 2026 AGM.

GENERAL BUSINESS

Caroline noted that we are planning to launch a fundraising project with ASF (Australian Sports Foundation), for capital works – what this means is that if people wish to make a donation, it can be done as a tax-deductible donation.

New linen storage arrangements at Perisher have been introduced, using linen bags in numbered bays, with an annual storage fee. This is due to the linen storage getting out of control over the last few years. Bags are arranged via Vicki.

Jenny reminded members of the Franklin Open Day on April 21.

Caroline thanked all those attending online and in person.

CLOSE

Meeting Close

There being no further business, the meeting was closed at 9:20 pm

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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