



## ANNUAL GENERAL MEETING

### DRAFT MINUTES

**Date:** 5 December 2020  
**Location:** Zoom virtual meeting  
**Meeting opened:** 2:06pm

<b>Financial member attendees:</b>	Odile ARMAN, Hugh ALSTON, Shaun DEPLATTER, Paul GIUGNI, Peter HAYNES, Rachel HEMSWORTH, Geoff JONES, Daniel KOCHANOWICZ, Sharon LEADBITTER, Allan MAYNE, Fiona MCKERGOW, Christine PALMER, Vanessa PALMER, Tracy PEARSON, Emma REES, David RODDA, Peter RODDA, Walter SHEEHAN, William STEINBACHER, Jason ZAREW
<b>Other attendees (not counted for quorum &amp; unable to vote)</b>	Returning Officer: Sue RODDA
<b>Apologies:</b>	Carmel ASHTON, David BARWICK, Brett BEATTY, Ivan BELACIC, Joe HALANK, Henry HOPE, Fiona JAQUES, Christine JONES, Ray PALMER, Kathryn RODDA, Susanne WERESS
<b>Proxy Votes received from:</b>	Christine JONES, Ray PALMER

The President, Peter Rodda formally opened the Gunuma Lodge Annual General Meeting (AGM) at 2:06pm. Nineteen Winter financial members were in attendance for a quorum at the time of opening, with one additional member in attendance following voting. Due to the COVID-19 pandemic, the Gunuma AGM was held virtually for the first time.

#### **1. Approval of Minutes of Previous AGM 4 December 2019**

Minutes of the 2019 AGM were accepted.

<b>Minutes of 2019 AGM:</b>	
MOVED:	Geoff JONES
SECONDED:	Walter SHEEHAN
<b>Accepted</b>	

#### **2. REPORTS**

##### **President**

Peter welcomed the first virtual AGM meeting. The AGM was held virtually as at the time the meeting was being planned, tighter COVID-19 restrictions were in place. A number of borders were

shut and Victoria was in lockdown. NSW Fair Trading had enacted legislation that allowed clubs to hold their AGMs virtually until March 2021. We needed to be compliant with Fair Trading and ensure that all members were able to attend. Based on the information at the time, it was decided to hold the AGM virtually as the safest option for Gunuma members and to ensure the AGM could go ahead regardless of what was happening with COVID-19. What happens next year is up to the incoming Committee.

The Lodge has opened for Summer and restrictions are still in place. It is unlikely that we would exceed the number of guests. Hopeful that we are able to opening for the ski season next year.

One motion was received to update the Gunuma Constitution to bring it more inline with the model constitution and this will be voted on.

Thank you to the Committee for their work over the last year; a number of robust discussions took place. We originally had two vacancies (Communication and Membership Secretary) however, on Friday the positions of Capital Works, Maintenance and Logistics became vacant as the nominations were withdrawn. Five vacancies are to be filled which are needed to effectively operate Gunuma. Joe Halank (Logistics) has served Gunuma over a long period since it was built, we thank Jo for his work. Ivan Belacic (maintenance manager) has served Gunuma for a long time, thank you Ivan. David Barwick (Capital Works) has come on and off the Committee over the years and thanks to David for his work. Another thank you goes to Sharon Leadbitter who stepped back in the role of Communications officer after Doug Kentwell resigned.

Work parties are still being held. We had one in November to get the Lodge ready for Summer opening. Please attend work parties as attendance is low. There are a number of tasks to complete in upcoming work parties such as sauna upgrade, painting, repair to rock walls, air lock doors, fix water leaks are just some tasks. Tasks are a range of variety to suit different skill sets.

Annual subscriptions were not reduced this year due to the closure of the lodge over Winter. The Committee had decided to keep the subscription fee the same to cover costs. The annual subscriptions typically cover the running costs; with accommodation fees & new memberships covering varied and capital works expenses. Significant capital works were undertaken this year (that were already in place prior to Covid-19) had saw the fire safety upgrades proceed. Insurance premiums have doubled since the bushfires of last summer and possibly will increase again.

SLOPES conducted their annual AGM virtually. Geoff and Sharon attended the AGM. SLOPES have reported they are trying to get a reduction in rent from National Parks.

Emma thanked the Committee for their work during the extraordinary year due to Covid-19 issues; acknowledging the issues the pandemic brought which were tricky to deal with and new for everyone.

**Capital Works:**

Capital works was a major project this year due to the fire safety works. New fire sprinklers, handrails, step treads and signage were installed. The switchboard was on its last legs and recently upgraded. David managed these projects and on behalf of the Committee we thank David.

**Treasurer's Report:**

Jason Zarew presented the Treasurers' Report. Two big events occurred in 2020, the fires in January and Covid-19 which resulted in closures; this resulted in significant revenue losses for the Lodge. Refunds for the bush fire closures were approx. \$16,000. Revenue for 2020 was \$86,000 with \$73,000 of this from annual subscriptions. Typically annual subs are around the \$80,000 mark, member accommodation around \$80,000 and guests/carparks also approx. \$80,000. We are well down on revenue this year. Some expenses did decrease this year, however not to the same level as revenue decreases. Insurance is up from \$14,000 to \$28,000. It is noted SLOPES have reported that some lodges insurance premiums have tripled, some up by 600% and in Victoria some lodges cannot obtain any insurance. We need to be prepared for next year for insurance premiums to go up.

Electricity fees have reduced, however the Winter bill was not a reading but the Autumn amount as when the winter meters readings were taken the meter was obscured due to a blizzard. The heating was left on the lodge over Winter so we did not have pipes freeze. Gunuma will be signing up to the SLOPES electricity deal for a better price and small savings.

Fixed costs continue, these include rates and water/sewage each month. Unfortunately, there is no rent relief from National Parks.

In summary expenses as follows:

- Revenue \$102,000
- Expenses \$219,000
- Capital work expenses \$170,000

Breakdown of the \$170,000

- Flooring \$10,000
- Fire safety, \$100,00
- Mains water \$25,000
- Switchboard \$35,000

2020 started with a financial position of \$625,000 which is now down to \$453,000. If the lodge is required to be shut, we would be viable for another year providing there are no capital works costs. However, we are hoping to open even at a partial capacity due to Covid-19.

Hugh Alston queried if the costs are total, which they are and indicated the finances are in excellent order. Jason reported we are currently looking at the assets management system register and to seek advice on how to operate the assets.

Walter thanked Jason for all the work and that the Lodge is in a good financial position.

Refer to Treasurer's report in attachment.

<b>Treasures Report:</b>	
MOVED:	Walter SHEEHAN
SECONDED:	Odile ARMAN
	<b>Accepted</b>

### **Membership Secretary's Report**

On behalf of the Membership Secretary Brett Beatty, Vanessa Palmer provided the membership report:

Good Afternoon President, the Committee and the members in attendance,

What an interesting year and it made for some interesting challenges for everyone. Firstly, I would like to offer my sincerest apologise to the committee and to the Gunuma membership community. I have failed this year as the Membership Secretary due to some circumstances out of my control. All the ideas I had and how personal I wanted to make the position I missed the mark on them all.

I have not renominated for the position but if it remains unfilled, I would gladly put my hand up to pay back the committee and my lodge family.

In Saying that we currently sit at:

Winter	224
Life	2
Summer	15

We welcomed 5 new members to the lodge

Financially we have 11 members who are unfinancial

Summer	2
Winter	9

Hugh raised a question regarding the number of applicants on the wait list. This question is to be taken on notice.

### **3. Motion – Special Resolution**

Geoff discussed the one motion received to vote on. After a crazy year due to covid-19 discussions with NSW Fair Trading raised that Gunuma Lodge should consider updating our Constitution to be in-line with the model constitution. This would allow the committee to have both face to face and virtual meetings to deal with unknown situations such as Covid-19. Whilst our booking rules stated that members must be over 18 years of age and no unaccompanied children under 18 are allowed at the lodge (as does the model constitution) it is noted our Constitution is silent on this. Dates on where to find the winter season also to be included in the Constitution

Odile requested that AGM meetings are face to face and not all electronic as there is value in face to face meetings. This was agreed as face to face meetings are great, however if you don't live where the meetings are held it makes it harder for those members to attend. A hybrid meeting could be a

possibility or move the meetings to be held in different locations; as we are required to ensure we give the ability for all members to attend. This virtual AGM is not a prescient and incoming Committee will need to make the call.

Hugh thanked Geoff for going over the Constitution to bring it up to date.

A vote was cast and proxy votes were scrutinised by the returning officer.

<b>Motion 1</b>	
Yes	21
No	0
<b>Carried</b>	

#### **4. Election of Committee**

As a result of Committee Nominations only one nomination was received for the positions below, therefore, these positions are taken to be elected:

<b>Committee Position</b>	<b>Name</b>
President	Peter RODDA
Treasurer	Jason ZAREW
Secretary	Rachel HEMSWORTH
Environment Manager	Vanessa PALMER

The positions of Communications, Capital Works, Maintenance Manager, Logistics Manager and Membership Secretary are vacant and nominations taken.

<b>Committee Position</b>	<b>Nominee</b>	<b>Proposer</b>	<b>Secunder</b>	<b>Comments</b>
Capital Works Manager	1. Christine PALMER 2. Walter SHEEHAN	1. Vanessa PALMER 2. Hugh ALSTON	1. Odile ARMAN 2. Geoff JONES	Christine has completed her architectural studies and indicated she now has the time to give back to the lodge in her professional capacity.  Following this, Walter withdrew his nomination. Christine Palmer is the successful Capital Works Manager.
Maintenance Manager	Walter SHEEHAN	William STEINBACHER	Sharon LEADBITTER	-
Logistics Manager	Emma REES	Hugh ALSTON	William STEINBACHER	-
Communication Manager	Sharon LEADBITTER	Geoff JONES	William STEINBACHER	-
Membership	Paul GIUGNI	Sharon	Geoff JONES	Daniel suggested

Secretary		LEADBITTER		Michael Royle for the position, however as per the Constitution can only take nominations from the floor at the AGM. If remains vacant after the AGM can seek nominations from members who did not attend.
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**AGM close:** The issue with the booking system was raised by Daniel KOCHANOWICZ and what plans are in place for 2021. Geoff reported there have been challenges with the booking system and significant testing has occurred. Last years issues were mostly around the developer making changes to the booking system which are used by 60+ lodges which sometimes affects our bookings. Gunuma has a complex set of rules in which no other booking systems can cater for our booking rules. Booking rules sometimes cause ambiguity for which cannot program. Testing has been completed in the live booking system and those test bookings later cancelled. When the Committee requests assistance for testing it is appreciated that members put their hands up to help. Daniel advised he is happy to help. The Committee appreciates offers and will draw on these for support.

Daniel queried if the Committee has investigated solar panels. Vanessa advised that is has been invested a while ago and at the time there were concerns, they wouldn't work. However, technology has changed over the years and other lodges are now using them and this will be re-visited at some stage in the future. At the present time there are still issues to rectify with sealing up the lodge to increase our efficiencies. Members were advised the proposed Capital Works Program is available on the Gunuma website.

Peter thanked everyone for their attendance and being patient with the first ever virtual AGM. Bring on the 2021 ski season and hopefully we can open with a good snow season.

Meeting closed 3:08pm.

## President's Report

Warm welcome to Gunuma 2020 AGM that is being held as a virtual meeting for the first time.

### **COVID**

COVID has impacted our lives to a greater or lesser extent depending on where we live or what we do. We made the decision to close Gunuma for winter based on the information we had at the time and as we all know information on COVID is continuously changing and its impact is also continuously changing. We are open for summer with limited restrictions that are likely to change and hopefully will be open for 2021 ski season.

When we started planning for the AGM, COVID was more of a problem than it is now with Vic in lockdown, NSW with regular small clusters and borders closed. We had 3 options:

- Business as usual at an ACT venue assuming that COVID would permit
- Postpone
- Virtual, as had been adopted by many similar organisations

We covered our options and booked Ainslie, although at that time the numbers that could attend would be limited and may not have accommodated all those wanting to attend. In addition, we started investigating a virtual meeting as NSW Government had introduced COVID-19 Legislation Amendment (Emergency Measures—Miscellaneous) Act 2020 under which Fair Trading had provided for Associations under the Act, like Gunuma, to hold virtual AGMs initially up to 26<sup>th</sup> of September. This provision was subsequently extended to 26<sup>th</sup> March 2021.

At the time we needed to commit, Vic was in lockdown, ongoing small clusters in NSW and closed borders. We adopted a virtual AGM as this was considered low risk in terms of safety to members and avoided the possibility of having to cancel. In addition, most of us had become familiar with Zoom type meetings. It should be noted that this was not unanimous within the committee nor is it a precedent for future.

Although the ACT has been COVID free for some time (other than returning diplomats) and we could use Ainslie, the SA lockdown has demonstrated that the COVID situation can change rapidly.

What happens next year will be up to the incoming committee.

Closing Gunuma was a big decision and the incoming committee will need to make a decision for 2021.

Personally, I hope we can open. I did ski a couple of days which was slightly strange as the slopes were empty, however the lift queues were long due the lifts operating at half capacity.

### **Motions**

There is one motion, which basically brings our Constitution into line with the current NSW Associations Act Model Constitution and includes a couple of minor changes. This will be discussed and voted on later.

### **Committee**

I thank the committee for their efforts during the year. We often had robust debates which is good as there is a diversity of views. We have a number of vacancies including Capital Works, Maintenance and Logistics manager. David Barwick was our Maintenance Manager and delivered the challenging fire upgrade over the last year. Ivan Balacic was our Maintenance Manager, a very time consuming role over the last few years. Jo Hallank has been actively involved with managing Gunuma since it was built and his last role was Logistics Manager. On behalf of all members I thank these tireless Gunuma workers for their efforts.

As of Wednesday we had two vacancies for Communications and Membership on the Committee. On Friday afternoon our Capital Works, Maintenance and Logistic Managers all advised that despite nominating by the due date they all withdraw their nominations. There are now five vacancies, which is insufficient to effectively manage Gunuma as the membership expect. I ask you to please consider nominating for the committee.

### **Work Parties**

We held a work party to get the lodge ready for summer opening which was well attended. Under the current COVID restrictions we can continue with work parties. It is unlikely that a work party will exceed the current COVID maximum occupancy. As we all know COVID restrictions can change overnight so the Committee will continuously monitor the situation.

The tasks are many and varied so that we can select what will be done to suit your skills and include:

- Sauna face lift
- Swing and sliding doors to ski and boot rooms
- Paint and repair front bedroom windows - temporary repairs until all windows are replaced with double glazing.
- Rock wall repairs
- Water leaks airlock area
- External grounds maintenance

We also encourage groups to go up to the Lodge so that they can incorporate a fun evening, meet up with long lost ski buddies, have a good social time and help lower our costs.

If you have any suggestion as to how we can increase attendance at work parties, I have no doubts that the incoming Committee would welcome them.

### **Logistics**

A work party was conducted in November to get Gunuma ready for summer occupation and it is fully stocked for summer.

### **Subscriptions**

Jason will give a Treasurers report, however I would like to comment on our decision to leave subscriptions as per previous years. There has been no increase in subscriptions since before 2015 (not aware of the exact year), despite significant increases in our fixed costs such as rent, rates, insurance, etc. This Committee, as have previous committees have generally adopted the following formula – subscriptions to cover fixed costs, accommodation to cover variable costs (electricity, consumables and maintenance) and new member fees to cover capital works. The formula is not exact and in recent years subscriptions have not covered fixed cost and accommodation has had to supplement.

Despite accommodation revenue being only 16% of previous years and subscriptions plus accommodation not covering our fixed costs, the Committee decided to keep subscriptions the same because of no skiing.

In addition to the above, we had committed to a large fire safety upgrade as required by our land lord prior to COVID. The cost of this impacted our decision to keep subscriptions at the current level rather than lower them.

Hopefully our summer accommodation revenue will be up with members having a holiday at home.

### **SLOPES**

Geoff and Sharon attended the SLOPES AGM which was a virtual meeting. Over 100 attended and the technology worked. SLOPES are continuing to lobby for a reduction in rent and Jason regularly provides information as requested by SLOPES to support the reduction. The cynic in me says that we should not budget for a reduction.

### **Capital Works**

David has provided a Capital Works report and I will not steal his thunder, other than to say he expended considerable effort in managing our fire safety upgrade, which was a code compliance obligation demanded by our land lord. There will be a knock on benefit of reducing the rate of increase of our insurance premiums, which have doubled due to the bushfires.

Further capital works will need to consider our bank balance and revenue risk in 2021 due to COVID or a poor snow season.

### **Sum up**

To sum up:

- Thank you to the Committee for their work and to Sharon who stepped in after Doug resigned as Communications Officer



- Consider nominating for vacant committee positions
- Consider attending work parties to reconnect and socialise with long lost with ski buddies, and assisting in lowering our maintenance costs
- Consider a holiday at home and use Gunuma over summer and autumn
- Look forward to 2021 ski season, which will hopefully have good snow

Peter Rodda

## Treasurers Report

### 2019/20 TREASURER'S REPORT FOR THE PERIOD ENDING 30<sup>TH</sup> SEPTEMBER 2020

Like everywhere this last year has been vastly different to all others. Firstly, we had the bush fires during summer with the closure of the national park to begin the year. Secondly, the impact of the virus followed very soon afterwards with the lodge being closed for the winter season. This of course has significant impacts in the accounts for 1st October 2019 to 30th September 2020.

Revenue is down significantly to \$102,000, though this is actually lower than this figure suggests. Revenue from accommodation (guest + members) is \$25,000 however due to refunds of \$16,000 our 'true' revenue for the year is \$86,000. There are two reasons for the refunds; being the closure of the national park during the bush fires where we had to refund one large group booking and several small other bookings (total about \$3,000), the other reason for the refund amount was due to the opening round of the booking system where many members made immediate payments. Most of this year's revenue (\$73,000) is from the annual subs collected end of last year. A 'typical' year sees revenue from annual subs of around \$80,000, member accommodation of around \$80,000 and guest accommodation + car parking of around \$80,000. With the lodge closure over winter our revenue is one third of a typical year.

Expenses is lower than previous years, however, is not significantly lower. Insurance was impacted by the summer bush fires, with our premiums raising from \$14,000 to \$28,000. Gunuma participates in the Slopes insurance broking scheme, and they have indicated other lodges had premiums increase of 200% with reports elsewhere some by 600%. Slopes have mentioned that insurance will continue to pose issues in obtaining affordable coverage. Our electricity expense has decreased, the winter bill however was based on the previous quarters metering reading due to blizzard conditions at the time therefore preventing the reading of our meters. Currently we are working with Slopes / Energy Action with their bill buster program to find if there is a better deal for electricity pricing. NSW Government MSU charges (operating, capital, water, sewage) were per standard costs (approx. \$30,000). NSW Government rent has not been invoiced yet. Last year our rent was \$30,000. Rent relief is being considered by the NSW government, we have signed a confidentially agreement for this, and are providing monthly financial statements for their analysis. There is no indication yet of the relief amounts. Expenses in some areas will be reduced next year, such as lodge supplies.

Our accounts may be summarised as:

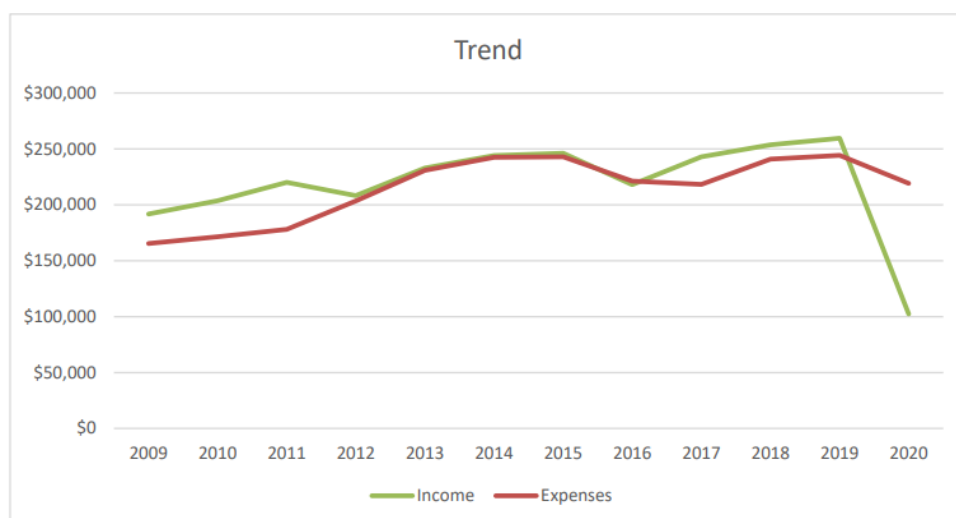
- Revenue of \$102,000
- Expenses of \$219,000
- Capital Expenditure \$170,000 (Fire Sprinkler System + Switchboard Upgrade + Flooring)

Cash Position

- o At start of financial year (1st Oct 2019) was \$622,000
- o At end of financial year (30th Sep 2020) was \$453,000

Hopefully next year we can open, at least partially, and get back to the lodge where we belong.

## Appendix A



## Profit and Loss

### Gunuma Lodge Incorporated For the year ended 30 September 2020

	2020
<b>Trading Income</b>	
Accompanied Guest Accommodation	14,711.87
Bank Interest	205.49
Car Parking	790.91
Full Member Accommodation	10,634.57
Full Member Subs - Gross	69,585.78
Late Fees	1,045.35
Miscellaneous Income	76.89
Summer Member Subs - Gross	2,942.17
Term Deposit Interest	2,159.43
Unaccompanied Guests Accommodation	185.46
<b>Total Trading Income</b>	<b>102,337.92</b>
<b>Gross Profit</b>	<b>102,337.92</b>
<b>Operating Expenses</b>	
AGM Costs	370.27
Audit Fees	600.00
Bank Charges and Fees	200.00
Booking System - Annual Fee	3,482.44
Car Park Rent (Licence fee)	2,283.13
Cleaning	2,086.37
Consultancy Costs	1,642.50
Depreciation Car Park	1,500.00
Donations & Subscriptions	1,270.76
Electricity	9,187.66
Env Research Cont'n	380.85
Fire Con telep, serv & monitor	2,228.03
Fire Control - Servicing	1,158.64
Fire Levy	884.38
Firewood	845.45
Full Member - Refund Accom	16,236.38
GAO Contract Fee	5,596.36
GAO Telephone	654.09
Gas	160.49
General Repairs & Maintenance	7,746.50
Gunuma Website	67.95
Insurance	18,706.53
Land & Buildings - Deprec'n	48,384.00
Lodge Supplies/ Consumerables	3,256.18
Lodge telephone / Internet	1,380.60
Members approved travel expenses	400.00

Monthly Meetings	355.34
PayPal Trans'n Fees	547.85
Plant & Equipment Deprec'n	21,000.00
Postage & PO Box Rental	125.91
Rates (MSU charges)	22,442.63
Refund of Car Park fees	463.64
Rent to NPWS	20,996.65
Replacement Items	4,525.89
Smiggins Bowl	873.59
Washing of Blankets etc	1,805.05
Water and Sewerage	15,387.68
<b>Total Operating Expenses</b>	<b>219,233.79</b>
<b>Net Profit</b>	<b>(116,895.87)</b>

## Balance Sheet

### Gunuma Lodge Incorporated As at 30 September 2020

30 SEP 2020

#### Assets

<b>Bank</b>	
AUD PayPal	218.40
Suncorp - Term Deposit 7	182,934.51
Suncorp Everyday Options a/c	194.99
Westpac - TD2 - NPWS (New)	5,000.00
Westpac - TD3 - NPWS (Old)	5,000.00
Westpac Community Cash Reserve	219,125.94
Westpac Operational Account	40,855.76
<b>Total Bank</b>	<b>453,329.60</b>

#### Fixed Assets

Car Parking (CP) Spaces @ Cost	28,348.45
CP Spaces - Accum Dep'n	(17,319.77)
Land & Buildings - Accum Dep'n	(374,042.18)
Land and Building (L&B) @ Cost	1,617,534.04
Leasehold Improvements @ Cost	20,164.92
Plant & Equip - Accum Dep'n	(129,141.00)
Plant and Equipment @ Cost	309,304.68
WIP	178,810.67
<b>Total Fixed Assets</b>	<b>1,633,659.81</b>

#### Non-current Assets

Prepaid Expenses	1,638.82
Prepaid Insurance	15,474.02
Prepaid Rates	17,452.80
Prepaid Rent	1,024.75
Prepaid Water and Sewerage	2,358.86
<b>Total Non-current Assets</b>	<b>37,949.25</b>
<b>Total Assets</b>	<b>2,124,938.66</b>

#### Liabilities

<b>Current Liabilities</b>	
GST	2,883.32
<b>Total Current Liabilities</b>	<b>2,883.32</b>
<b>Non-current Liabilities</b>	
Accrued Expenses	600.00
<b>Total Non-current Liabilities</b>	<b>600.00</b>
<b>Total Liabilities</b>	<b>3,483.32</b>
<b>Net Assets</b>	<b>2,121,455.34</b>

#### Equity

Current Year Earnings	(116,895.87)
New Memberships	40,000.00
Retained Earnings	2,198,351.21
<b>Total Equity</b>	<b>2,121,455.34</b>

## Capital Works

As the Capital works manager, I attended the lodge on five occasions during the past ten months in regards to the installation of a new water main and fire sprinklers and also to resolve issues with the Telstra ADSL internet.

**Fire Sprinklers:** Fire sprinklers have been installed on three levels of the lodge, one on each floor and one under the lodge. Please be careful while chopping fire wood under the building, so as not to damage any of the fire sprinklers. In accordance with Australian Standards the sprinklers will be inspected ever month for correct operation. As part of installing the sprinklers a separate 100mm copper water main was installed running across Plum road down to the lodge and entering on the southern end of the building, adjacent to the fire escape.

**Switchboard:** The electrical switchboard located in the boot room was replaced to meet current standards. The new board now incorporates, combined circuit breaker and residual current device RCD to protect each circuit. This has come at rather opportune time as a number of electrical circuits have had the out layer of insulation removed by rodents.

**Windows:** The flashings around the bedroom windows needs to be replaced as water is entering around the existing flashings and damaging the frames. Also, a close examination of the underside of front window sills for water damage to timber should be undertaken. There are quite a few failed double-glazed windows located throughout lodge, these need to be replaced if we wish to improve our energy rating.

**Fans:** Fans located in the storge room behind laundry, need to be replaced. These fans remove heat from fridge condenser. Fan thermostats also need to be replaced. The two fans located in the kitchen and above the fridge will need to be replaced with fans incorporating louvers so as to prevent cold air entering kitchen from outside and hot escaping from the kitchen.

**Timber decks:** Front deck timber beams appear to be in need of replacement due to environmental damage. Suggest checking rear deck also as it is constructed from Oregon and this timber is no longer permitted to be used in the out-door here in Australia.

**Bathroom renovations:** As yet the southern bathrooms have not been up dated as per the northern bathrooms. Bearing in mind that we have had no winter income and we have paid out over \$150,00-00 for the installation of the fire sprinklers and switchboard during the past ten months and that there are more pressing issues to deal with regarding maintenance of the lodge, I recommend holding off bathroom upgrades for another year or two.

**Web cameras:** The front web camera and the hot water controller appeared to have failed recently. Fortunately, the failure was not caused by our equipment but a failure of Telstra equipment at the local exchange. Recently a 4G router was installed in the lodge and currently both cameras operate through this router. The 4G system is for more robust than Telstra's, ADSL internet. The second web camera which looks out the back of the lodge is operational, however issues with uploading the images to the Gunuma web page have not been resolved as yet. The hot water cylinder controller which checks the Gunuma booking page every hour has now been operational for approx. five years now and as such has saved considerable energy over this period. We have had a few issues from time to time, however this has usually occurred around work parties when no actual bed bookings appear in the Gunuma booking page. On a very positive note, when dealing with Planning NSW and various Contractors over the years, they have all complemented Gunuma lodge of being maintained to a very high standard when compared to other private lodges in the National Park. Most of the credit for this, goes to Ivan Belacic and in particular Jo Halank. Recently I indicated that I would nominate as Capital works manager for 2021. Unfortunately, due to a number of reasons, I am withdrawing my nomination and will not be available at this stage.

David Barwick Capital works manager