



**HOTHAM SKI ASSOCIATION Inc.**

Registration No. A0029772H

27 Martin Street  
Brighton VIC 3186

Email: [secretary@hsa.asn.au](mailto:secretary@hsa.asn.au)

## Minutes for the 2012/13 HSA Inc ANNUAL GENERAL MEETING

7:30pm 25th November, 2013

German Club - Tivoli

291 Dandenong Road, Windsor Vic 3181

Meeting Opened at: 7:40

### Attendees:

- |                        |                     |
|------------------------|---------------------|
| 1. Martin Kelly        | Unit 1/1750         |
| 2. A Carter            | Aardvark            |
| 3. Geoff Parker        | Aardvark            |
| 4. Alen Ferguson       | Anton Huette        |
| 5. Alistair Ferguson   | Anton Huette        |
| 6. Bruce Blackman      | Apartment owner/HSA |
| 7. Sue Ward            | Apartment owner     |
| 8. Andrew Hunter       | APEA                |
| 9. Ian Taylor          | APEA                |
| 10. Ian Taylor         | APEA                |
| 11. Geoff Nixon        | Arrabri             |
| 12. Paul Scott         | Arrabri             |
| 13. Phil Stott         | Arrabri/HSA         |
| 14. Anthony Vanderfeen | Asgaard             |
| 15. Glen Robertson     | Asterix             |
| 16. Geoff Pollard      | Austen              |
| 17. Kurt Luttin        | Austen              |
| 18. Roger Davis        | Austen              |
| 19. Geoff Webster      | Bembooka            |
| 20. Murray Neilson     | Brush               |
| 21. Courtney Pern      | Burrumbeep Ski Club |
| 22. John Slattery      | Burrumbeep Ski Club |
| 23. Rory McDermott     | Dinner Plain        |
| 24. Ken Tucknott       | Eiger               |
| 25. Jenny Anson        | Eiger               |
| 26. Kay Maguire        | Eiger               |
| 27. Heather Secombe    | Eiger               |
| 28. David Risby        | FCAA                |
| 29. Robert Thompson    | FCAA                |
| 30. Susan Fitch        | Kalya               |
| 31. Ian Mahoney        | Kongoola Ski Club   |
| 32. Rick Thorpe        | Kongoola Ski Club   |
| 33. Karla DeLaRue      | Langi-Taan Ski Club |

*"Representing the interests of the Mt Hotham community."*

34. A Konolsi	Langi-Taan Ski Club
35. Damien Hoban	Langi-Taan Ski Club
36. John Peavey	Langi-Taan Ski Club
37. Cliff Restarick	MBRA
38. Alison Davies	Mt Hotham Skiing Company
39. Len Dobell	Mt Hotham Skiing Company
40. Marion Paton	Nindethana
41. Stuart McDonald	Nindethana
42. Doug Goding	Ormond Ski Club
43. Meg Casey	Ormond Ski Club
44. Meg McDonald	Ormond Ski Club
45. Chris Olsen	Pegasus
46. Peter Sandow	Peninsula/HSA
47. Gary Young	Peninsula
48. Rick Taranto	Players
49. David Gibson	Shepparton Alpine Club
50. Chris Wilson	Shepparton Alpine Club (& MBRA)
51. Roger Marshall	Tallawarra
52. Sue Coulson	Tanderra/HSA
53. Brian Vowles	Tanderra/HSA
54. David Naismith	Tanderra
55. Murray Quine	Tanderra
56. Steve Roadnight	The Lodge
57. Mike Bellair	Trapdoor Ski Club
58. Keith Dickie	Trapdoor Ski Club
59. Chris Biggar	Vagabond
60. Rob Anderson	Valhalla/HSA

Apologies: Alpine Club of Victoria  
 Scott Rossetti/Tiffany McCubbing – Tanderra  
 Bill Stewart/Allen Feore – McMillan Ski Club  
 Carol Henderson – Leeton  
 Brush

Approval of previous minutes: Accepted- Peter Sandow Second Roger Marshall

Presidents Report – Bruce Blackman

Bruce welcomed all including David Risby & Robert Thompson from Falls Creek and L en Dobell from the Mt Hotham Skiing Company

Two presenters tonight , Erwin Boermans (Comfort iD) and Phillip Hancock (Seeing Green Solutions)

2013 – was a really tough year with the bush fires which stopped the accessibility to the mountain and Cool Summer Festival was cancelled.

Winter had reasonable snowfalls, but takings were down 20/40%.

The Lift company did good job in difficult circumstances and Bruce thanked them.

*"Representing the interests of the Mt Hotham community."*

Snow makers and snow farmers also did a good job.

HSA is also part of a working group that meet monthly and thanks to Rob Anderson and Murray Neilson, they wear both hats.

Thank you to the other committee members on the HSA including Brian and Sue for their finance reports, website update, meetings and newsletters.

Treasurers Report – Brian Vowles

Brian presented 3 years of finance.

Missing from the report is the cost of The General supplying food and drink for the opening weekend. They have not supplied an invoice for 3 years.

There are currently 61 members and only 1-2 owe more than 2 years' worth of fees.

There is potential to increase to individuals and commercial sites.

All details of the finances are available to be downloaded from the web site.

Motion – Rob Anderson

Seconded – Phil Stott

Carried

Election of Office Bearers

Propose that the current committee re-nominate/ re-elect in their current positions, and in addition we include Rory McDermott as the representative to Dinner Plain.

Rory has brought in another dimension to Dinner Plain and Hotham.

Accepted – Meg Casey

Second Kay Maguire

All in favour

General Business

Report on Special Project – Fire Season Legal Advice.

Presented by Rob Anderson

As part of the VSA we got legal advice on our responsibility in the bush fire zone on what we have to do. All the ski associations and every member is entitled to the advice. We now have an encrypted report that will be release by Brian Vowles. Brian will email to the invoiced/Treasurer/Secretary person on our list advising the report is available and to contact him for the password.

An attendee requested a small 2 paragraph report on the advice, but Rob advised that it cannot be done as it is a legal document and wording can't be changed

Hard Rubbish Collection

Heather Secombe asked whether the RMB are organising a Hard Rubbish Collection. Eiger lodge have over 30 years of hard rubbish under their lodge.

The HSA will take it on note and go back to the RMB.

Hotham freight is always going up to the mountain and returning with an empty container, they do offer a service for a skip to take rubbish back.

Documents from two Shires

It was asked why we get documents from Alpine shire and Indigo shire.

Answer, Indigo Shire runs the health side and is contracted by the RMB. The Alpine Shire is fire only.

FECA

Phil Davern is currently doing the building compliancy and is re-calculating Lodges FECA.

Peter Sandow and Murray discussed FECA and how we need to go back to understanding it. What are our rights to FECA, do we have a right to appeal; Murray says it is a grey area. Phil Davern is not doing a detailed FECA which can lead to problems when a lodge is charged retrospectively for an increased FECA. A more descriptive explanation of the measurement area of the inside floors is required, and needs to refer to the Australian Standard.

#### Lease renewal

A lodge discussed an issue with their Re-Lease and told of the increase in their charges on the document. They argued the legalities of the increase and various items which in return the RMB decided to reverse the increase but sent them a legal bill equating to the same amount. Rob advised that if the Minister has not signed then they need to withdraw the invoice and amend the bill, lodges should not be paying for the RMB's mistakes.

Rob also discussed his own lodge and the Minister decided in favour of Valhalla.

Rob advised if anyone has a problem with the RMB to let us know and send a note to the HSA.

#### Correspondence

The HSA is streamlining our correspondence to ensure the queries are picked up.

#### Rate Increases

Alison Davies – private owner, discussed the letter she received from the RMB in regards to service charges going up, gas going up and the \$25 entry.

Rob advised that all of us have received the letters, and the other resorts like to see what the Hotham leasehold does before they act. We made a lot of noise in regards to the rate increase after we struck out charges, the difference this year is they gave us further notice. The RMB intent should never be to make up the fall with the service charges. We need to keep bringing it up and hammer them hard and continue to do so.

#### Energy Workshop:

A Sustainable Future for Mt Hotham and Beyond – Davenport Energy Project

Introduced by Peter Sandow and Murray Neilson

The HSA have further ambitions now the Solar program is on the way to give Hotham the opportunity to be green and different.

Hotham will have a 16% increase in gas and is now unmanageable, so heating bills are now the next issue.

Brush's heat pumps have been great test tube to look now at a neighbour system.

Philip and Irwin (Mechanical Engineers) have world international experience and are here to guide us. The HSA are very keen to get a sense for a level of support to know if we can go further into the project.

The presentation is an overview only as this is the first public launch.

The dream is to have the whole resort on board and have low cost energy.

Presented by Murray Neilson

Future proof the energy for Mt Hotham

Energy costs are going through the roof, our prime energy requirement is for space heating; we are reliant on high cost LPG which is not efficient.

Heating is our second highest cost (based on Brush)

Options

Options – Alternatives are electricity grid, a geo-thermal-exchange system, solar and/or a thermal network.

Currently Brush's energy is carbon neutral. Brush is an average sized lodge that sleeps 40 people. David Naismith advised that another alternative is to run a high pressure natural gas line from one end of town to the other eg. Wangaratta to Hotham, and the cost can be shared.

Phil and Irwin advised that the cost would be too high and all the towns in between may not have a benefit and therefore won't take up the offer. (Cost 4mil for 3.5kms)

Their experience in Bairnsdale is that the cost is too high for the benefit, not impossible but not on the plan.

Also Natural gas costs are unknown.

Geo-Exchange System – Quick facts

A Geo-exchange system (ground source heat pump), uses the ground as a large heat bank for seasonal thermal storage.

Ground heat is extracted in winter by the heat pump to heat the internal hydronic or ducted heating systems.

The ground is recharged in summer by natural solar radiation.

Expanding a Geo-Exchange system

How to implement Brush's GX system would require up to 25 bores plus extensive system upgrades to each lodge. This is not practical.

It is better to have a community scheme to share the infrastructure costs and minimise duplication.

District Heating Network

District heating grids are well proven in Europe (>6000 grids).

They enable the distribution of thermal energy from single or multiple sources to neighbourhood sites.

They are ideally suited to distributing heat from renewable and recyclable sources.

They are a major tool for emission reductions by displacing high grade fossil fuels.

Neighbourhood Thermal Energy Network

Create a central bore farm for seasonal thermal storage with a central heat pump.

Solar recharge in summer.

Supplemented with smaller heat pumps, renewable sources and storage around the network.

The system will allow for expansion and new technology.

Target running costs

Average for LPG is \$10,000 - \$20,000, and the target would be up to \$5000

There will be Admin costs for the running of the distribution where a co-op will be the prime body, legal and maintenance costs.

## Renewable energy opportunities

Options available are, cooking oil, methane, solid waste, thermal harvesting and geo-exchange (solar heat pumps)

Question asked: Brush has heat coils and most lodges have timber flooring and can't rebuild the whole lodge, is there a work around? Solution is to take the boiler out and add a heat exchange.

Question asked: Lodges life time of their systems is coming to an end, so what is this time frame.

Answer: Every lodge needs to have their responses back and we can get a handle on everyone consumptions. We will follow up on detail; get a feasibility going to make it as practical as possible.

Also asked if the RMB can stop the scheme, which is yes, they are out biggest risk, but if there is support from the lodges, state and federal it will be more difficult for them. The RMB will lose revenue, and our answer is that they need to get with the program as well.

The solutions to what happens to the network out of season when it's charged 24/7, is to put it into safe mode.

## Central Boar Farm

Invisible above the ground and the cost of the heat pump and storage tanks is divided.

Reliability is very high; in Europe the system has never failed.

Question : what is the loss in a large pipe network. Solution is in the network design. 10% is related to the temperature in the pipe and ground temperature.

The boar will only go down 10 metres where it is a more stable temperature including summer. The higher the boar the more it fluctuates.

The system needs to be designed to cope with the loss of the heat at the end of the season and cater for storage and expansion.

The system is for space heating right now, not hot water which can be brought on later when there is storage available.

Burrumbeep is toying with the idea of harvesting hot water from the showers; Brush did do some modelling and know the flow rate is intermittent, and is a lot of effort for a very small gain.

Europe is using eater in their storage tanks; everything else is far more expensive.

Storage is a very important part of the design to deal with demand.

## Connection to the neighbourhood Thermal Energy Network

Simple connection to the heating network with predefined connections using a single supply and return piping system.

Local heat exchangers at each site provide thermal interface and isolation, replacing the need for gas heating boilers.

## Example sites

Drake Landing Solar Community in Canada source almost 100% of their heating needs from solar energy.

There are over 100 solar-assisted district heating networks in the Northern Hemisphere, including as far north as Norway.

## In Summary

A Project with a community focus

Reduce gas heating bills by 70%

Use internationally proven technologies

Scalable to meet future independence

Highly efficient power grid integration

Leverage renewable energy resources

Smaller carbon foot print

A major step towards carbon neutrality

Other questions answered

Subsidies we will try to tap into are Community grants and European partners.

We want the profits to go into the community.

The design of the network will ensure that lodges at the end of the line are catered for. In Europe the networks are 50km away with no problems.

The boar farm is below the ground; and above usually houses community facilities; the old tennis court site and plant trees.

There is more heat below the mountain than above but there is a cost to bring it up the mountain.

The initial outlay of cost would be dependent on the number of lodges that take up the system. 1 lodge cost may be \$100,000 therefore is in viable, but if it is the same cost of the current energy then it is a no brainer.

Finance will be based on the number of lodges that take up the scheme. More lodges the better system can be implemented.

The trenches can be taken advantage of, and there will be queue of people that will want to use them, eg. Fibre, RMB water pipe.

The Management structure has not been worked out as yet

Lodges asked for the feel of the time frame as some clubs do want to do something next year.

Thermal imaging of lodges is available to find where insulation can help.

There is already a Business set up with this system in Dandenong, which was a government project with Grocon. This is not new in Australia.

Closing

In closing the AGM Peter touched on discussing the Green Season, Shoulder periods and using the Education system in Hotham.

AGM Closed at: 9:35