

 	<p>HOTHAM SKI ASSOCIATION Inc. Registration No. A0029772H</p> <p>27 Martin Street Brighton VIC 3186 Email: secretary@hsa.asn.au Web Site: www.hsa.asn.au</p>
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AGENDA
2019-20 ANNUAL GENERAL MEETING
7:30pm 16th November 2020
Zoom Meeting

Meeting Open at 7.30pm sharp:

Introduction and Apologies – Bruce Blackman (President). Report on the website.
Apology – David Risby (President of the VSA)

Bruce thanked the committee individually for their time and support, and Steve Belli for his contribution leading the Chamber of Commerce.

Bruce discussed representation of the HSA committee dwindling with greater workload, and encourage and welcome new members.
HSA Website is now up and running with a payment system attached.
Discussed the tumultuous year we have had with Bushfires, bad snow season and Covid restrictions.

PRESENTATIONS and discussions (7.30 to 8.30pm):

Mt Hotham update – Amber Gardner

Snow season – update:

Took a month to convince the government to enable the resort to open, which meant a quarter of our season was lost.
Once opened there was no snow for 2 weeks
Chair lifts opened then closed 4 days later then was formally directed to close the resort.
Moving forward how do we acknowledge where we have been and how we can accelerate our recovery.

Mt Hotham Resort Strategic Direction:

Vision: “The strategic direction of the resort is to Establish Mt Hotham as a lead regional tourist destination with a thriving year-round economy, delivered with an environmentally sustainable framework.”

When people come to the high country, I want them to say let’s visit Hotham, like they want to visit Bright. Be a lead destination in our own right. Hotham has a tired offering, where in the past, infrastructure was most important, but has come to the detriment of the visitor experience.

Potential Projects

- Snow Play and Activity Hub – Wire Plain
 - Day centre
 - Café/kiosk outlet
 - Retail hire offering
 - Commercial activity provider counter
 - Enhanced winter offering
 - Summer activity base
- Hotham Beautification Project
 - Improve the look and feel of Mt Hotham
 - Landscaping
 - Viewpoints
 - Artistic features
 - Village lighting
 - Pedestrian walkways
 - Signage
 - Rock work
- Continued Resort Bus Stop Upgrades
 - Replace exposed bus stops with shelters
 - Pavements
 - Drainage
 - Landscaping
- Staff Accommodation (Concept only)
 - Develop dedicated staff accommodation
 - For RMB and commercial establishments
- Verge Sealing
 - Replace unsealed verges
 - Sealing throughout entire resort
 - Expand on success of 2 sections already done
- Water, Sewerage plant, sewer expansion and upgrade
 - Increase capacity, enhance flows
- Hotham Business, Visitor and Community Centre (Concept only)
 - Redevelop RMB office site to create a multipurpose facility
 - Centralised public amenity
 - Day visitor centre/transit lounge/information centre
 - New commercial offering
 - New medical centre and ski patrol base
 - RMB and commercial office space
 - Commercial gym
 - Community and activity space
- Alpine arts installation series
 - Large, high impact, permanent across the resort five key precincts
 - Draw for the natural environment
 - Seasonal interaction
 - Polarise people but create discussion points, pause to consider, capture and share
- Great Alpine Road visitor experience upgrade (Currently scoping)
 - Improved sealing
 - Sealing of key lookouts

- More barriers
- Digital signage
- Hotham Heaven Walk (Concept only)
 - Own the walks space leveraging current strength
 - New, accessible icon walk product
 - Village focused. Cantilevered walk with the sculptural infrastructure
 - Year-round experience
- Whiskey Flat (funded)
 - Day facility
 - Spade from the bogong moth
- Alpine gateway - Multi-level carpark and day facility at the Dam (funded)
 - In the shape of the high-country huts
 - Colours of the alpine

Alpine Business Support Package

Premier made the announcement a couple of months ago 4-mil made available to contribute to service charges across the Victorian resorts, and the guide lines to determine who can apply are yet to be released.

Bushfire insurance

RMB are aware that it is a problem through all of the resorts.

Premiums have increased 100 – 400%, or capped at \$250,000 for bushfire, or can't get insurance at all.

Resorts went to government VMIA, who is known to step in when there is market failure.

Challenge is that there hasn't been total market failure, there are 2 insurers out there.

Problem is government has to include regional Victoria as there are several areas that cannot get insurance.

Questions:

How will this affect our leasing? – Board has resolved that they will not be pursuing default of lease for not being able to get insurance until the matter has been resolved.

Loch precinct looks great, is there is finishing schedule time? – car park component before this winter, and following summer the day facility so finalised by 2022 season.

Whiskey flat – planning this summer and implementation next summer

Any thoughts on a pedestrian path, still see a lot of people walking along the road between CFA and Arlberg – this is a safety issue, is really a part of regional roads Victoria that don't feel it is a high priority, but RMB will be looking at it closely as part of the beatification.

Comment on insurance – MT Buller has Chris Hollier heading their project, so HSA should be contacting him. Speak to Chris Wilson for details.

Due to Covid, Arrabri have looked at the impact of Low probably of events – gas being brought up to the mountain and the treacherous route the trucks need to take, how does the RMB assess the reliability of the supply of LPG gas in to the resort, and would the RMB mind if lodges took contingency methods to have a backup means of supply.

RMB assess as part of their general risk and supply chain issues, and do think it is low risk. Yes, there is a potential for there to be road obstructions, but there are 2 entry points into the resort, therefore

is a low risk. Not shown in the plan, we are looking at a new gas tank to increase our storage capacity.

Is there any funding and support for lodges to go green – not that Amber has seen at the moment. But RMB keeps a very close eye on any funding available, and will be pushing them to us as they arise.

Insurance – Gary Young

Slides available on the web site for more detail

Background

- Last year was horrific for NSW and East Gippsland
- Large losses incurred for insurers due to the fires
- Number of insurers withdrew from the market

Insurance renewals for this year

- New conditions were placed on policies by some of the underwriters
- Clauses added such as 500 feet clearance from vegetation and insured properties, which is impossible for any lodge or accommodation place at Hotham, and \$250,000 max cover for bushfires.

3 Brokers offering full cover insurance, but only 2 underwriters. Network/Miramar and GARD Leisure

Alpine Mutual Discretionary Fund

- An alternative to standard insurance policy
- Assessment commenced just after the snow season started for lodges to fill out a form to gather information.
- Access the risk and see if there was a potential market for a global offer they could put together.
- EOI open to property owners in NSW and VIC Alpine regions
- 130 responses representing a total of \$1.2bn in assets
- Highlighted a very concerning number of currently uninsured risks
- Since then, the consortium commissioned a full risk report over these regions.
- The report categories the risks as Proximity from bushland – Low/Medium/High, Wall construction risk – Low (Brick/Concrete/Metal)/Medium (Mixed)/High (Timber/Unknown).
- High risk, they were not interested in insuring you, and only a limited number of properties at Hotham fit the acceptable risk.

Questions:

Where are we with the government situation, where they may come in and help us – As Amber said, the VMIA is the insurer of last resort, they will only step in if there is market failure. There is clearly not market failure as places can still be insured. The mutual fund was trying to use the VMIA in a catastrophe situation, but is spread across 2 states and the VMIA will only deal with Victoria. Amber advised that the government is trying to de-risk from insurers, from a property by property level to a resort by resort level. Ski runs act as natural fire breaks, and snow guns used as a sprinkler will reduce the risk. And making a joint bid on behalf of the industry by the underwriter of the VMIA to try to secure insurance in behalf of all of the resorts collectively. In the meantime – recommendation is to reduce the risk, etc, clad any exposed timber.

HSA AGM Business (8.30 to 9.00pm):

Approval of previous minutes

Treasurers Report – Brian Vowles

Published on the website

Brian went through the previous year's expenses and forecast for the new year.

Not a lot of difference to previous years, we have additional costs due to the website project.

As of now, there are only 5 members still outstanding, 2 said they will pay, 2 cannot be contacted and 1 refuse to pay.

Membership fees are now on a cash bases instead of an accrual, so it was agreed that the previous years membership fees will not be pursued. There is plenty of money in the bank to cater for the next years expenses.

Questions:

One expense is the opening weekend that hasn't been budgeted for – Nothing happened in 2020, there is still an accrual for the previous years, waiting on an invoice. It will be up to the next committees to decide what they want to do with it. They are very slow at billing.

Election of Office Bearers

New committee members for 20-21 is as follows

Position			Club	
President	Jon Hutchins		IND	Yes
Vice President	Ross Easey		IND	Yes
Secretary	John Wright		Arrabri	Yes
Treasurer	Bruce Blackman		IND	Yes
Ordinary Member 1	Gary Young		Peninsula	Yes
Ordinary Member 2	Greg Price		Hangmans	Yes
Ordinary Member 3	Sam Lee	Latest Nomination	Marouka	Yes
Ordinary Member 4	Scott Newman		Kalyna	Yes
VSA Representative 1	Murray Neilson		Brush	Yes
VSA Representative 2	Peter Sandow		Peninsula	Yes
Dinner Plain Representative	Rory McDermott		ASO	Yes

Nominated – Jon Hutchins

Second – Peter Sandow

Jon Hutchins spoke and thanked the current members and allowed each of the new committee to have a quick spiel.

Their profiles will be updated onto the website.

Close – 9.00pm