

MONTANA HOLIDAYS INC.
ABN 14 424 183 668

ANNUAL GENERAL MEETING
held on 20th March 2021 at 5.15 pm
at the Commercial Club Wagga Wagga

Present

Keith Donaldson (Chairman), James Hamilton (Secretary), Don Macintyre, Bill Moncrieff, Gordon Moncrieff, Robert Nicholson, Greg Howick (Z), Neil Buck (Z), Jack Andrew (Z), Paul Garabedian (Z), Ray De La Motte (Z), Elizabeth de la Motte (Z), Dave Scoble, Col Duff, & Stephen Lawrence.

In attendance

None

Apologies

Vince Lenehan, Dennis Higginbothan, Dave Parker, Sandra Zentveld, Ken Langford, Chris McColl, Tony Ireland, Chris Scoble, Melissa Nicholson, Paul Meggison, Maureen Nathan, Lesley Wood, & Stephen McMaster.

Proxies

A total of 7 proxies were received (Sandra Zentveld, Vince Lenehan, Chris McColl, Tony Ireland, Ken Langford, Stephen McMaster, & Dave Parker). The six proxies empowered Chairman (Keith Donaldson) and one proxy empowered Secretary (James Hamilton).

Resolution 1/20 it is resolved that proxies presented are accepted.

Minutes of Previous Meeting

Resolution 2/21 it is resolved that the minutes from the Y2020 annual general meeting as presented is accepted.

Business arising from previous Minutes.

1. **Games room** – pool table needs repairs or replacing, need to place lining on western brick wall and assess the possibility of installing a fireplace.
2. **Professional Risk assessment report** –all firefighting equipment to be replaced annual at working bee.
3. **Bedding plan with names and secure area for documents** – computer software for online bookings is working well. Secure area for documents and should be operational as from 1st April.
4. **Automatic External Defibrillator** – purchased and installed in games room.
5. **Purchase of a stainless-steel BBQ** – in progress
6. **Investigate an infra-red sauna** – checked out, risk factor, not recommended.

Correspondence

None

Financial Report & Audit Report (Neil Buck)

Treasurer advised the following:

- Balance in **Cheque Account as of 31 December 2020 was \$26,935.**

- Term deposits \$35,902.
- Value of shares - \$21,930
- Deficit for Y2020 for Income & Expenditure statement was \$11,596 compared with a surplus of \$12,707 in Y2019.
- \$4,000 placed in sinking fund reserve & depreciation provision of \$5,428.
- Doubtful debts are \$2,950.
- XERO financial management software is a work in progress.
- Club remains in a situation where it is able to meet its financial commitments into the financial year.
- Refer to attached Treasurer's report – ANNEZURE A.

Resolution 03/21 It is resolved that the financial and audit reports for Y2020 as presented are accepted.

- **Accommodation Booking Year**
There have been some issues with bookings for the easter period & school holiday periods.

Resolution 04/21 It is resolved that the accommodation booking year will commence on 1st June each year and cease on the 31st May the following year and that all accommodation credits and fees will apply for the same period.

■ **Accommodation Fees**

Resolution 05/21 - It is resolved that the following Accommodation rates will apply for the 2020 and part of 2021 period:

High Season rates – commencement of 1st July to 31st August

- \$25.00 p.d. for Members and Associates
- \$20.00 p.d. for Children and Grand children of members.
- \$50.00 p.d. for Guests
- \$30.00 p.d. for children of guests.

Low Season Rates (for balance of 2020/21)

- \$15.00 p.d for Members and Associates
- \$10.00 p.d. for children and Grand children of members.
- \$25.00 p.d. for guests
- \$15.00 p.d. for children of guests.

No charge for children too young to occupy a bed.
Children are people 18 years and under.

• **Annual Subscription Rate**

It is reiterated that the rebateable amount for accommodation of annual subscription can be used for accommodation for any person.

Resolution 06/21 - it is resolved that the 2021 Annual Subscription rate for members and senior members is a total of \$500 per Share with a rebateable amount of \$250 for accommodation to be utilised by 31st May 2022 and if subscription is paid in the month of April that a \$75 settlement discount applies.

The annual subscription rate for junior members is a total of \$250 with \$125 rebateable on accommodation and no discount.

Auditors Appointment

Resolution 07/21 it is resolved that the Auditor for Y2021 financial period be Bush and Campbell.

Property Report

Items to report for 2020:

Works completed:

- Kitchenette in games room
- New vinyl planks applied to floor around sink & refrigerator in multi-purpose room.
- New Presidents cupboard and laundry storage.
- Recovered and replacement of cushions on pool table.
- New hard cover for pool table.
- Air con units tested, services and cleaned.

Works to be completed:

- Install cedar wall panelling on western wall of games room.

Working bee tasks include:

- ☐ Test and tag or inspect high risk portable electrical equipment.
 - ☐ Replace fire extinguishers.
 - ☐ Test and reset Residual Current Devices
 - ☐ Activate pressure relief valves on Hot Water Services
 - ☐ Replace all batteries in clocks and Control Units.
 - ☐ Clean windows remove spider webs.
 - ☐ Clean light fittings check all lights.
 - ☐ Purchase supplies for lodge
 - ☐ Check and restock first aid kits.
 - ☐ Spray outside for spiders and other insects
 - ☐ Clean stormwater drains
 - ☐ Clean BBQ
 - ☐ Clean spa filters
 - ☐ Clean all exhaust fans.
 - ☐ Clean solar panels
 - ☐ Clean filters for air cons and rangehoods
 - ☐ Fertilise lawns, clean up and prune garden plants and use an herbicide on weeds.
 - ☐ Re-washer most taps will do the rest of the year.
 - ☐ Remove rocks, lights and trim trees in driveway.
 - ☐ Sort linen room and linen
 - ☐ Towel rail & toilet holder for bathroom to be repaired.
 - ☐ Reflectors in driveway to be replaced.
 - ☐ Stair in Montana Senior – handrail to be repaired and sensor light to be installed.
 - ☐ General clean & restock supplies.
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- We need 10 to 12 volunteers to conduct the working bee to be held on 1st & 2nd May.
 - Need to review caretaker's duties & responsibilities at working bee as last review was in 2016.

Resolution 8/21 it is resolved to accept the Property Officer's report as presented.

Risk Management

- Annual Risk assessment is to be conducted at working bee.
- COVID19 Safe policy in place. Need to review as NSW Health orders change.
- Need to check for installing a light for stairwell in senior.

Bookings Officer's Report

- Computer booking accommodation software working well. Some members needed guidance in using the new facility.
- Dates can be blocked out such as the ski weeks organised for members.
- Accommodation credits and working bee credits to expire on 31st May not 31st March.
- COVID19 has caused a number of booking cancellations creating additional work.

Resolution 9/21 it is resolved to accept the Booking Officers Report for 2020.

Legal Report

None

President's Report

Please refer to attached President's Report for 2020 – **ANNEZURE B.**

Resolution 10/21 it is resolved to accept the President's report as presented.

General Business

Ski Weekends

The suggested weekdays are 9th August to 12th August 2020 for Albury based members and 26th July to 29th July 2021 for the Wagga Wagga based members (Sunday to Thursday inclusive with one week gap). All members are encouraged to join in on the weekend activities as participants have an enjoyable weekend.

Office Bearers

As in accordance with the requirements for the Constitution, written nominations have been received at least 7 days prior to AGM date. The following nominations have been received:

President – Keith Donaldson sole nomination – Accepted.

Deputy President – Jack Andrew sole nomination – Accepted.

Treasurer – Neil Buck sole nomination – Accepted.

Secretary - James Hamilton sole nomination – Accepted.

Property Officer – Stephen Lawrence sole nomination – Accepted.

Booking Officer – Gordon Moncrieff sole nomination - Accepted

Committee Member – Cassandra Juric sole nomination – Accepted.

Public Officer – James Hamilton sole nomination – Accepted.

Meeting Closed at 6.45pm

President.....

Secretary..... Date.....

ANNEXURE A – TREASURER’S REPORT

Treasurer report Financial Year 1st Jan 2020 – 31st December 2020

2020 was a challenging and unexpected year for all, including the club. As from the draft report circulated to members the club/treasurer is reporting an audited.

Cash Loss of \$11,596.00

The loss being reported is attributable to the loss of revenue from the accommodation booking with overall revenue down by \$33,358.00 or 55.21% compared to 2019.

Due to the Covid-19 guidelines & Restrictions the committee made some changes to comply with the restrictions and also to benefit and assist the members during.

1. Executive credits were waived for the year
2. Annual Subscription fee reduce by \$250.00 (accommodation Credits)
3. Occupancy limits.

Thankfully the restriction has now eased somewhat, and this led to an increased patronage of the lodge over the September to December period

Trading Loss of \$3,045.00

During the year the committee completed the following items

1. Games Room Kitchen
2. Booking website
3. Cleaning of all doonas and replacement of pillows

Doubtful debts

There is current only two members in arrears on the annual subscription for a total amount of \$2,950.00, the committee continues to seek resolution of these matters.

Overpayments

There is currently \$2,400.00 in over payments by members – this is mainly due to the confusion over the \$75.00 rebate when paying annual subscriptions. I would ask that all members read the invoice carefully prior to paying.

NB: \$75.00 discount is given if paid prior the 30th April

The reports supplied are a true reflection of the Montana Holidays incorporated current financial situation and the Montana Holidays Incorporated is financially viable and is able to meet its financial commitments.

ANNEXURE B – PRESIDENT’S REPORT

MONTANA AGM PRESIDENT’S REPORT 2020

What a year it has been!

The AGM in March 2020 proceeded as normal with the annual subscription and accommodation rates set for the year. Gordon Moncrieff was elected to the role of Booking Officer, with the rest of Montana's Office Bearers unchanged.

Then COVID-19 hit.

Montana committee ably supported by the Anblickhutte directors went into overdrive with numerous zoom meetings held in response to the continually evolving government health warnings, directives, and restrictions. In this regard the following steps were taken: -

- The planned annual working bee was cancelled.
- Accommodation bookings for the lodge were cancelled and the lodge shut in accordance with government health restrictions.
- A determination was made to cancel the \$250 rebateable accommodation portion of the Annual Subscription. When considering this determination, it was understood that financially it would be a difficult year for Montana and our Treasurer Neil Buck.
- NSW government eased restrictions permitting a restricted ski season to go ahead. The number of skiers permitted at both Thredbo and Perisher meant that ski tickets were difficult to obtain. Responding to this easing of restrictions, we determined that the lodge should be opened for restricted occupancy, being members and immediate family only. Unfortunately, Victorian members, due to border closures, could not take advantage of this easing. Resultant bookings were light for the ski season.
- Jack Andrew and I made a quick trip to Jindabyne to open Montana. Neil Buck remained at home and was tested for COVID-19. Safety Guidelines for COVID-19 had been determined and were displayed prominently around the lodge along with placement of appropriate disinfectant.
- Further easing of restrictions followed and this allowed us to open the lodge for normal bookings. It has been pleasing to see that as a result there has been higher than normal usage of the lodge over the spring and summer period.

Following advice at the last AGM Gordon Moncrieff assisted by Jack Andrew successfully commissioned our online accommodation booking system. Assistance was given to members needing initial help and it is pleasing to note that the booking system meets our expectations and has been well received.

Stephen Lawrence took advantage of 'windows of opportunity' to proceed with the installation of additional cupboards in the laundry and Presidents' Lounge area. Along with the kitchenette and Cassandra Juric's lounges the Presidents' Lounge is now a comfortable meeting area. Additionally, the pool table has received substantial M&R and fitted with a removable hard cover. Further improvements are envisaged here, finance and time permitting.

Once again, the transfer of Anblickhutte Ltd shares and subsequent change to our membership has been a regular occurrence. The following transactions have been completed this year: -

- Gerard Breuss to Alanna Clancy
- George Yazbeck to Michael Van Eldik
- Mary Jenkins to Stephen Hunt
- L&A Vennell to Anthony Blanch
- Shaun Canning to Benita Smith

These transactions have removed a couple of 'concerns' from our membership list. At present we only have one unfinancial and excluded member of concern. Neil Buck is to be congratulated for his efforts here.

In addition, we have just agreed to sell one of the three Anblickhutte Ltd shares, held by Montana Holidays Inc, to Cassandra Bland (nee Coates). All members of Montana were canvased and there were no potential sellers. I expect that this transaction will be completed shortly.

Rising insurance rates prompted us to review our insurance for Anblickhutte Ltd as required by our lease of 22 Candlebark Circuit, Jindabyne. Greg Howick diligently researched our options and we determined that the services of Wagga insurance brokers Peter Brown & Associates would be employed for all necessary insurance cover. Review of our lease has also come into the mix. This review is presently underway and will ensure that the updated lease will cover insurance and present statutory requirements.

Financially we have weathered the COVID-19 storm. Rental revenue reduced by \$33,405 of this \$19,500 relates directly to the cancelling of the \$250 rebateable accommodation portion of our annual subscription. Although we suffered a modest financial loss this year our current assets indicate that Montana is in a strong financial position. My thanks go to Neil Buck for his diligent oversight of our finances.

In conclusion, I would like to thank all the Office Bearers of Montana Holidays Inc and the Directors of Anblickhutte Ltd for their efforts in this difficult year past. Although I don't believe that we are out of the woods, being an optimist, I do feel that activities around Montana will return to some normality this coming year.