

Information for Prospective Members

Location

Hi Noon Ski Club Ltd operates as a Company Limited By Guarantee and is located on the corner of Banjo Drive and Diggings Terrace. The north westerly site has spectacular views of the ski slopes and being situated in the middle of the village, has easy access to the shops and restaurants.



Members

The ski lodge is used by the 110 members and their guests all year round. The member is the nominated person and all others including family are guests.

The Board is made up of members elected each year and they see to the smooth running of the lodge. This group at present is made up of a President, Secretary, Membership Secretary, Finance Officer, Bookings Officer, Invoice Officer, Maintenance Officer, Operation Officer and Communication/Liaison Officer.

The Annual General Meeting is held in November each year and all members are encouraged to attend. Electronic newsletters are sent out regularly through the year.

The Club has a web based booking system which provides members with bed availability information and a quick and efficient on line bookings.

Company Limited By Guarantee

A Company Limited by Guarantee (CLBG) is a common public company structure incorporated under the Corporations Act 2001 and is used for not-for-profit organisations in Australia that reinvest any surplus (profit) towards the organisation's purposes.

They are formed on the principle that the liability of members is limited to the amount they agree to contribute if the company is wound up. This amount (the Guarantee) is typically nominal and set out in the company's constitution. If the company ends with liabilities greater than the total amount of their member guarantees, the members are not required to pay any more than their guarantee.



Companies Limited by Guarantee cannot pay dividends to members and members do not have a share in the assets if the company is wound up. Any surplus assets or real estate capital of the company (i.e. the Lodge) cannot be distributed to members under the rules of the Constitution, the Company Limited by Guarantee structure, and Corporation Act. As a 'not for profit' company members cannot remove any profit or share of capital. Any surplus assets and the capital that remain after the company is wound up must be retained for the future good use of a business with a core similar purpose to the Club.

As is the case with most Thredbo properties, the Club's sub-lease ends in 2057 and similar to other private clubs in Thredbo, the Club does not own the building (lodge) or land. It is sub-leased through the company Kosciusko Thredbo which in turn leases the area of Thredbo from the NSW Government.

Accommodation

The lodge accommodates 22 people and has a live in Caretaker. Hi Noon has 11 bedrooms on two floors at the south end of Hi Noon. Each room contains a double bed with a bunk bed over the top, and trundle underneath. The bedrooms are booked as twin share. Children under five are required to stay in their parent's room.

All bedrooms have their own TVs as there is no TV in the communal areas. Members and their guests are required to provide their own bed linen (sheets & pillow cases) and towels.

There are 6 (six) communal bathrooms (three per floor) and the distance from the furthest bedroom is approx. five metres.

On the second storey at the north end of the lodge, is a communal living / dining room, and a well equipped kitchen (including microwaves, dishwashers, gas cook tops and cooking equipment). Hi Noon is a self-catering lodge. There is no oven, but the two hooded barbeques found on the balcony cook a delicious roast.



There are cupboards and fridge in the kitchen for food storage.

A drying room, a ski /laundry room, freezer, drinks fridge and the live in Caretaker's room are under this area.

There are eight car park spaces adjacent to the front door for member's use. The front door leads into an entrance area which takes you into the common area or stairs to lower floor bedrooms and the ski room.



Members and guests are required to leave their bedrooms clean and tidy prior to departure. \$50 is charged if this is not attended.

Cleaning of the common areas is the Caretakers' responsibility, but guests are expected to

keep these areas clean and tidy. Changeover time for winter departure is 4.30pm. Arrivals are 5pm.

History

The original lodge was a German prefab used in Norway during WWII. Following the war it was dismantled, and brought out to Australia for the building of Guthega Power Station in the early 1950's. In 1957 the lodge was rebuilt in Thredbo by the Skiers Tourers Association and called Roslyn Lodge. In 1962 the Association changed its name to Australian Alpine Club. In the early 1970's the members decided Roslyn Lodge was too small for their purposes, so they secured land across the road with the purpose of building a larger lodge. They subsequently put Roslyn Lodge on the market.

At this time, a small group of Canberra ski enthusiasts became interested in forming a ski club and purchasing a lodge in Thredbo or Perisher. They looked at numerous lodges for sale and narrowed it down to 'Roslyn'. During negotiations, Hi Noon Ski Club was incorporated (November 1973) and 35 debentures were advertised and sold. Roslyn Lodge was bought from the Australian Alpine Club in 1974 for \$42,000 after almost losing to another potential buyer who had upped their price.

By the early 1990's the building had been used as a ski lodge for around 35 years and was showing signs of serious decay and was looked upon as a fire hazard. Options were discussed and at the Annual General Meeting in 1993 it was decided that the shares be increased to 110 by issuing each of existing 35 members with two shares and selling another 40 shares for no less than \$10,000 per share. It was also decided the members would commit to the rebuilding of the lodge and under write the cost.

The lodge was rebuilt in 1994-95 incorporating as much of the old building as possible. Examples of this can be seen in different areas of the lodge. In the lounge room the 'feature wall' is the ex-ceiling "packing crates" timber from the old lodge and the large storage boxes in the bedrooms are made up from the Baltic pine floor boards. The light fittings in the dining room and wall brackets in the small lounge are the original. Two of the light fittings in the lounge are replicas of the old lodge lights and were made by Peter Noakes (Young NSW). The old chairs in the bedrooms were made by Rudi Schatzle and tradesmen in the 50's.



Throughout the lodge there are many examples of our past history. The new lodge has continued the tradition of a warm and inviting environment where members and their guests look forward to their next visit.



Process for becoming a member of Hi Noon Ski Club Ltd

1. Inform the Membership Secretary of your interest in becoming a prospective member, the Club has a waiting list your name can be added to. This information will be given to resigning members at their request. Prospective members must be over the age of eighteen (18) years.
2. It is the responsibility of the resigning member to negotiate an agreeable amount with the prospective member for resigning their Hi Noon Ski Club membership. It is also the resigning members responsibility to show prospective members through the lodge.
3. Once there has been an agreement between the two parties, there are a number of steps required by the Club. The Membership Secretary will assist in this part of the process. This involves filling in a number of forms and an interview with a Board member.
4. The Board considers the information provided including the interviewing Director's recommendation and decide on the prospective members suitability. A two-thirds majority approval vote by the Board is required.
5. Following approval, the new member will be required to pay a nonrefundable membership joining fee to the Club.
6. The resigning member is released from their membership on payment of a fee to them by a prospective (incoming) member and the payment of the joining membership fee.
7. The payment transaction does not go through the Club's financial records and remains a personal arrangement between the resigning member and a prospective member.
8. Any accommodation in advance (AiA) not used in the year the membership is exchanged, will be passed on to the new member.
9. Once the Club has been notified by the resigning member of the transaction, the Membership Secretary will send a Membership Certificate and car park key to the new Member.
10. The Membership Secretary will point the new member to the Club's web site and the secure Members Area and access password. The Members Area provides information on the Club's Board, Club By-laws and policies and an AGM page. Also, important information on the Club's booking rules, access to the bookings status graph, access to the booking request form and the seasonal booking rates for members and guests.