

Accommodation Subcommittee teleconference

Minutes of the meeting held on 10 November 2008, 7pm

Present: Tony Clarke, Chas Tanner, John Cocks, Al Walker, Richard Wesley and Ollie Clifton

Apologies: Ian Rogers, Richard Knott

Action points in **bold blue**

1. AGM and CCM – 18/19 October

Tony summarised the main points in relation to Accommodation (see Appendix 1 below).

The following points were discussed:

- Chateau Unwin – John noted that the same comments were made about Aspiring Hut before it was redeveloped.
- Volunteer workparties - Ollie noted that Murchison and De la Beche huts would be ideal candidates for the kind of approach suggested by Nick Shearer (***I have subsequently spoken to Nick re organising a workparty in late summer/autumn, now awaiting response from DOC Mt Cook staff***).

2. Hut revenue discussion paper (Pete Cammell)

- John Cocks commented that when reviewed in the past, fee compliance had been found to be quite effective via the DOC agreements. This is certainly the case with the Aspiring and Mt Cook agreements at the moment. John advocated for a hut by hut approach to solving the issues.
- Ollie commented that the issues lie with Homer, Pioneer and Centennial at the moment, hence this is where we should focus our efforts.
- It was also suggested that a higher level discussion was needed re the Westland huts, especially with regard to how well resourced DOC are to implement the huts agreement (staffing is a key issue). **Ollie to continue discussion with DOC staff re this.**
- Communication – it was acknowledged that “fee compliance” was going to be difficult to package in anything other than a negative message, and that positive messages in terms of hut usage also needed emphasis.

3. Homer Hut

Al outlined his thoughts on Homer

- The hut must be locked, but cannot be done so straight away – discussion would need to happen over summer so people are well informed. Late autumn/early winter will be the time to lock the hut.
- Wardens are arranged for the summer through to Easter (mid April 09).
- Bunks will be allocated to people – this will make it easier for the warden to keep track of who is in the hut, and who has paid.
- A local custodian could take care of bookings, fee collection and basic maintenance. Al is happy to do this job.
- People do not visit Homer on a whim – most have planned the trip in advance, and hence have no real excuse to not make a hut booking.
- Non-members would be asked to pay in advance, members would get the hut door code/key as of right.
- Key or door code system still to be decided.

Comments from others were that:

- Good communication will be crucial to implementing any new system at Homer.
- Signage in Homer over summer will be important
- DOC concession – Ollie assured the committee that DOC have already OKed the possibility of locking Homer.

AI will prepare a plan to be OKed by the Accommodation Committee.

4. Huts sustainability review

Tony has been too busy recently to initiate this. John said that DOC have recently released guidelines on sustainable buildings which may be worth investigation.

5. Unwin Update

- The cladding and window replacement work will only take place if sufficient funding is obtained such that our reserve funds are not totally depleted by the project. (*NEWSFLASH – we have just received a \$20,000 donation from the Southern Trust for the project. I am asking Sean Brooks to update his estimate before proceeding any further with the planning.*)
- Informal approaches have been made to several construction companies, with no positive responses thus far.

6. Huts marketing progress

Hut info sheets have been completed for Porter Lodge and Homer Hut.

No progress has been made with promotion in the FMC bulletin or Wilderness mag.

6. Huts WOF's

Richard Knott to develop the template that Richard Wesley has started. Ollie to circulate this spreadsheet to section hut contacts.

7. Pioneer expansion DoC proposal.

No progress on this. Ollie provided an update on the bunk reconfiguration at Pioneer. Richard suggested that external storage boxes for the guiding companies might be a good way of freeing up internal living space. Ollie to email Richard the proposal as it stands at the moment.

Meeting closed 8.30pm

Next meeting

Tony suggested that it would be good to discuss the relationship between the Accommodation Committee, Exec Committee, and the proposed Fundraising committee.

Appendix 1 – CCM summary

AGM

1. Phil Doole noted and emphasised Unwin as being a major challenge and focus for the club.

2. Ollie and myself presented an update of where we are at with Unwin including; background, options, costings, fundraising strategy etc. This received a very positive response from those present.
3. Following the Unwin presentation there was a brief discussion about 'green' building. It was generally agreed by everyone that the club should be endeavouring to incorporate sustainable design principals where possible for both Unwin and the rest of the hut network..

Section Forum

4. There was a discussion around the Unwin project being perceived by some members as 'Chateau Unwin'. It was suggested that further consultation with specific areas of the membership may be required, and this might include specific Unwin Project presentations at Section meetings.
5. Fee compliance / theft at Homer was raised as a serious issue by Southland Section. This was duly noted and I confirmed that Al & Ollie were working on a strategy for this.
6. Suitability of Wardens at Homer was also raised as an issue by Southland Section. Ollie talked around this and has subsequently sent a letter to all proposed wardens about the clubs expectations this summer.

CCM

7. The major focus of CCM was the Strategic Plan Review. The key aspect for accommodation = Hut network sustainability review.
8. Ollie presented the Adventure Consultants raffle fundraising proposal. This was rejected by CCM in its current form (mainly due to financial risk) but not in principal.
9. We discussed the need for a specific fundraising committee for both the Unwin project and generally going forward. This had full support and an action point was made that the Executive committee implement this. Pete Cammell (the new President elect) was highlighted as a key person to have on board.

Following CCM

10. Discussion with Nick Shearer - He suggested that there needs to be a better framework for volunteer work parties to do work on Huts within the DOC management agreements. His point was; Why let DOC spend our money on this when there are people out there willing and able to do the work for free?
11. Discussion with Geoff Gabities following his discussion with Chris Short (Nelson Section). Nelson Section has a cash surplus and they are looking for a project to sink their teeth into and call their own. Porter toilet was discussed as a possible project.