

ACCOMMODATION COMMITTEE TELECONFERENCE

Meeting mins - Monday 9 March 2009

IN ATTENDANCE:

John Cocks, Chas Tanner, Al Walker, Tony Clarke, Richard Knott, Richard Wesley, Ian Rogers & Ollie Clifton.

Action points in bold blue

2. Strategic Plan review

The draft Strategic Plan section "Shelter" was reviewed. Key comments were that:

- there should be less detail and more reference to the driving documents – workplans, capital plan, & the Unwin master plan in particular.
- The goals and objectives should revert back to those in previous Strategic Plans, and then new ideas should be added to these, not vice versa.
- Management of HOM should simply be incorporated into the base huts workplans.

(A further draft of the "shelter" section of the draft strategic plan has now been circulated for comment)

3. Capital Plan

The Accommodation capital plan was reviewed. Key comments were:

- Unwin fundraising target – questions were raised as to how realistic this was. The target of \$50,000 has a deadline of June 2009 before other options are assessed. It was agreed that planning should start now for how a staged refurbishment of Unwin could work.
- Tony made the point that building compliance issues relating to level access, and numbers of toilets and showers are significant.

ACTION: Ollie to circulate previous documents relating to refurbishment options for Unwin.

- Pioneer and Centennial toilets – John made the point that we should ensure we get the latest and greatest system available.

ACTION: Ollie to circulate plans for these toilets. Seek peer review from DoC Wanaka, DoC Mt Cook

- Ruapehu septic tank – Richard W noted that if we were to join the village sewerage scheme, the time to do this was several years ago when the costs were shared amongst all clubs. Ollie has had initial discussions with DOC Ruapehu, however this project needs further research (as per the toilet review tab on the capital plan spreadsheet). Richard K commented that the Ruapehu external cladding will last many years yet provided it gets regular painting. The windows are probably in worse condition.

Action: implement review when required (presumably by DoC)

- Long term capital plan items – it was agreed that they need to stay there.

ACTION: Ollie to check with Canterbury/Westland and Southland sections re roof replacements at both Arthur's Pass and Homer respectively.

- John raised the question of asset inspections, especially in relation to the roof at Homer Hut. NZAC needs some kind of clear and objective system for this.

ACTION: Ollie to check with section reps re WOF hut inspection forms and use of them.

4. Maintenance update

- Richard W emphasised the importance of good record keeping on hut workplans.

5. Workparties

The following maintenance is planned at the following huts over the next month:

- Arthurs Pass – roof painting, April 4/5
- Homer Hut – roof painting again, 7/8 March
- Porter Lodge - roof painting of the roof, sealing gaps in the exterior cladding, cleaning all windows and roof gutters, interior painting and fixing the carpark drainage. We are aiming to get a number of members from the mature mountaineers group involved in this workparty, and make it an annual event.
- Unwin Lodge – firewood supply, trench digging, etc, 7/8 March
- Ruapehu Lodge – install glass on south wall windows (double glazing), general clean out of rubbish under hut, 14/15 March. To be followed by another working bee 18/19 April.

ACTION: Ollie to contact each of the relevant hut officers following each workparty to update the relevant workplans. Also, check with DoC through agreement meetings and otherwise about DoC condition assessments of assets and record DoC actions and results in our system.

6. Unwin update

Ollie provided an update on the windows and cladding project, annual hut revenue, and the Unwin survey.

7. Homer Hut feedback

It was agreed that the recommendations from Mark Watson and Hana Black were very useful. Al commented that Mark and Hana had been very proactive as wardens.

It was agreed that the recommendations made by Ollie all seemed common sense, as follows:

- (a) A large sign be made, as a “welcome to Homer Hut”, with instructions on a number of points including introducing themselves to the warden (if present), bunk system, rubbish, Intentions forms and SAR, heating (wood and coal), camping, and of course hut fees. There should also be a small welcoming sign made for the wardens quarters door.
- (b) Wardens information folder needs to include NZAC huts reciprocal rights details, and better SAR instructions.
- (c) Discuss SAR and camping issues with DOC prior to making new signage to ensure we are 100% clear.
- (d) Proceed with plans to introduce the booking system and locks at Homer ASAP.

Al noted that he has documented a booking system, which he will circulate to the Accommodation committee for comment.

ACTION: Ollie to implement recommendations (a) to (c) above re Homer Hut. Al to circulate Homer booking system document.

8. Financial information

Richard W noted that (1) no comparison is possible with last year as these figures are for 16 months, and (2) the apparent under-spending of the huts maintenance budget at the moment.

All agreed that it was important we keep up to date with huts maintenance, and ensure that budgets are fully spent each year.

9. General Business

Meeting in Chch – June 2009. All agreed this was possible at this stage. **Ollie to circulate proposed dates.**

Meeting closed 7.45pm