



ULLR SKI LODGE

ULLR SKI LODGE CO-OPERATIVE BY-LAWS

1.0 Lodge Accommodation in Winter

Ullr Ski Lodge has accommodation available for *Members, Associate Members, Guests and Friends*.

These By Laws define eligibility to use the lodge and the conditions for bookings and use. They ensure the use of the lodge is for the benefit of the *Members*. Those *Members* who fulfil their *Active Membership* requirements receive the benefits of the lodge.

It is expected that if you are using the lodge your conduct, appearance and attire will be appropriate and congenial at all times.

The maximum period of stay that can be booked at any one time is 14 days (a 2 week booking). Multiple bookings can be made with the approval of the Board.

1.1.0 Entitlement for Use

1.1.1 To be eligible to book a room/bed in the lodge you must meet the following criteria:

1.1.2 Be a current *Active Member* or an *Associate Member* or *Family* or *Guests'* or *Friends'* of *Active* or *Associate Members*.

1.2.0 Priority of Booking

1.2.1 An *Active Member* has first priority.

1.2.2 An *Associate Member* has second priority.

1.2.3 *Family* or *Guests* or *Friends* have third priority.

1.3.0 Booking Priorities

Booking priorities will not be accepted unless full *Active* or *Associate Membership* is currently valid.



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1.4.0 Sequence for Accepting Bookings during the Ski Season

1.4.1 Weekly bookings of 7 nights are accepted and are on a Sunday night to Saturday night inclusive basis. These bookings can be made from 1st March each year for Members only.

1.4.2 Weekly bookings of 7 nights are accepted and are on a Sunday night to Saturday night inclusive basis. These bookings can be made from 14th March each year for Members and Associate Members only.

1.4.3 Weekly bookings of 7 nights are accepted and are on a Sunday night to Saturday night inclusive basis. These bookings can be made from 1st April each year for Members, Associate Members, Guests and Friends.

1.4.4 Mid week, part week or week-end bookings can be made from 3 weeks of the intended stay.

1.4.5 Single night bookings will be available on request with the approval from the Board from 3 weeks of the intended stay.

1.5.0 Bookings

1.5.1 Email bookings are preferred: ullrlodge1@telstra.com

1.5.2 Phone bookings are acceptable if you do not have excess to e-mail.

1.5.3 Your booking will be confirmed by a return e-mail or mail. Bookings will only be accepted from Active Members or Associate Members or Family or Guests' or Friends' of Active or Associate Members.

1.6.0 Accommodation Rates

Accommodation rates are set annually by the Board.

1.7.0 Payments

1.7.1 Weekly Bookings



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- 1.7.2** A 50% deposit for all weekly bookings is required to be received in full within 14 days from receipt of the deposit invoice being issued.
- 1.7.3** The balance of payment is required 4 weeks prior to the booking commencement date. Notification of final balance due is sent 8 weeks before commencement date. Failure to make final payment by the required date may result in your booking not being held, however you will always be notified before this event.
- 1.7.4 Short Week Bookings (mid week or part week or week-ends)**
- 1.7.5** 100% of the booking cost is required at time of the Booking. (This can be paid by direct debit or credit card over the phone)
- 1.7.6** Your booking is not confirmed until you receive your confirmation notice.
- 1.8.0 Cancellation**
- 1.8.1** In the event of cancellation with more than 4 weeks notice, a fee of \$50.00 will be charged to cover administration costs.
- 1.8.2** In the event of cancellation with less than 4 weeks notice, 50% of the booking rate will be forfeited if the space is not re-booked. In the event of a rebooking being made, a fee of \$50.00 will be charged to cover administration costs.
- 1.8.3** In the event of a "no show" without cancellation notice, the full amount of the booking made will be forfeited.
- 1.9.0 Conditions of Use**
- 1.9.1** All required doonas, blankets, pillows, linen, towels and soap are available from the lodge. Fresh linen and towels are also available from the lodge on request. There are half weekly towel changes.
- 1.9.2** All bedrooms and en suites are cleaned before arrivals and are cleaned on departures. All bedrooms are made up with fresh linen and



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towels for arrivals and are changed over with fresh linen and towels on departure.

1.10.0 Room availability

1.10.1 Rooms will be available by 1400 on the day of arrival. Luggage may be left in the basement area of the lodge with the approval of the Managers if you wish to ski on your arrival day.

1.10.2 Rooms are to be vacated by 1000 on the day of departure. Luggage may be left in the basement area of the lodge with the approval of the Managers if you wish to ski on your departure day.

1.11.0 Managers

1.11.1 During the Winter Season the Manager(s) will administer, organise and generally run the lodge on a day to day and week to week basis according to guidelines set down by the Board. They have the full backing of the Board and have final authority and responsibility.

1.11.2 Should a dispute arise the involved party is to contact a Director and hand the matter over to the Board for resolution.

2.0 House Rules

2.1.1 Our code of conduct is fundamental to the well begin of the lodge and to the enjoyment of all in and associated with the lodge.

2.1.2 The House Rules are available on our web site "www.ullrlodge.com.au" and in the lodge.

2.1.3 All children 14 years and younger are required to be under the supervision of a parent or a parent appointed carer at all times while the children are in the Lodge.

3.0 Associate Members

3.1.1 Only members' children aged from 18 to 35 years are eligible for Associate Membership.



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- 3.1.2 An Associate Membership fee of \$500.00 every 5 years from joining is payable. The first \$500.00 is payable on joining.
- 3.1.3 Should full Membership be taken up by the age of 35 years, the amounts paid by the Associate Member will be deducted from the full Membership Entrance Fee that applies at the time Associate Membership is registered.
- 3.1.4 Associate Members are required to pay full annual subscriptions. This annual subscriptions is set by the Board from time to time.
- 3.1.5 Associate Members are entitled to all full Members' privileges, with the exception of voting rights.
- 3.1.6 Bookings will be available to Associate Members from 14 March each year, two weeks later than for full Members.
- 3.1.7 The Board will review all applications for Associate Membership.
- 3.1.8 In the event that a full Member transfers his/her membership to a child who is an Associate Member, the monies paid as an Associate Member are not refundable.
- 3.1.9 An Associate Membership may be withdrawn at the discretion of the Board for any non-compliance with House Rule conditions and/or By Laws.
- 3.1.10 An Associate Member may at their discretion make forward payments towards their membership entrance fee. These payments will be deducted from their final pay out amount due.

4.0 Lodge Accommodation in Summer

4.1.0 General

Ullr Lodge does not provide Manager(s) during the summer months. Occupants must provide for their own meals. The Lodge is cleaned before arrival and following departure.



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4.2.0 Bookings

4.2.1 Weekly, mid week, part week or week-end bookings can be made from 1 October each year.

4.2.2 Single night bookings will be available on request with the approval from the Board from 1 November each year.

4.3.0 Priority of Booking

4.3.1 An Active Member has first priority.

4.3.2 An Associate Member has second priority.

4.3.3 Family or Guests or Friends has third priority.

4.4.0 Meals

All facilities and equipment are provided - toasters, microwave, stove, fridges, pots, pans, crockery, cutlery, dishwasher and food processor. The kitchen provides all the utensils you need to prepare and cook meals. Please clean the kitchen thoroughly after use and leave the kitchen cleaner than on arrival.

4.5.0 Linen and Towels

All required doonas, blankets, pillows, linen, towels and soap are available from the lodge. Fresh clean linen and towels are also available from the lodge.

4.6.0 Cleaning

4.6.1 All occupants must clean their own bedrooms and bathrooms at the end of their stay. All necessary cleaning aids are provided in the lodge. All occupants should work together to clean and tidy the communal areas at the end of their stay in the Lodge.

4.6.2 Occupants are responsible for stripping beds. All linen and towels must be dry and are to be placed in the labelled laundry bags in the basement at the end of guest's stay.



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- 4.6.3** All rubbish is to be removed, emptying waste paper baskets, and bathroom bins, and leaving bedrooms, bathrooms, living room, drying room and kitchen clean and in a very tidy condition.
- 4.6.4** All garbage is to be removed from the Lodge and transported to and deposited in the garbage bins at the depot. The depot is the building north of the train station. **"There is NO garbage collection from the Lodge during summer"**
- 4.6.5** Failure to comply with any of the By Laws will not be tolerated by the Board. Any non compliance to By Laws can impact on your membership and access to the lodge.
- 4.7.0 The Hot Water Boiler**
The boiler will be turned on and set for summer operation. There will be no need to adjust any settings, **please do not**. Should the boiler malfunction, follow the instructions fixed to the back of the boiler entrance door.
- 4.8.0 The LPG Bottle Gas**
The gas is to be turned on at the gas bottles when you arrive. Please see the chart on the cork board in the kitchen to see which bottle to turn on. When changing bottles (when one is empty) be sure to turn off the empty one before turning on the new one. Please remember to update the gas bottle chart when leaving and turn off the gas at the bottle when you leave and the shut off cock under the oven.
- 4.9.0 The Fire Place**
- 4.9.1** Please ensure that the fireplace is clean and stocked with wood ready for the next guests. The fire is to be attended by someone at all times. At the end of the night push the fire back so it can burn down safely and pull the steel curtains across.
- 4.9.2** Should the fire alarm activate (and it's a false alarm), go down to the control box (next to the entrance door) and open it. Here you will find a button labelled "BELL ISO", press this and the bells and sirens should stop, but the panel will keep "beeping". Call 000 and say you want the fire department, say which lodge you are in and they will



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send the fire brigade to reset the alarms. **DO NOT ATTEMPT TO RESET THE ALARMS UNDER ANY CIRCUMSTANCES.**

4.10.0 Access to the Lodge

There is a mechanical keypad security system on the front entrance door. This will need to be activated to open the door. The code will be changed from time to time by the Board.

4.11.0 Vacating the Lodge

4.11.1 Upon vacating the lodge the bedrooms and en-suites must be thoroughly clean & vacuumed. Any glassware and soaps that have been used are to be replaced. Toilet paper, tissues & soap are kept in the upstairs cupboards. No dirty linen is to be left in the rooms on departure. (refer to item 4.6)

4.11.2 All faults and/or repairs should be reported to the Board ASAP.