



## **Minutes of the ordinary general assembly of APCAVERBIER Salle de la Comba, Verbier, December 27, 2019**

The President opened the meeting at 4:10 pm. She welcomed the members present and thanked the guests (listed below) for their presence:

- Eloi Rossier, President of the Municipality of Bagnes
- Jean-Baptiste Vaudan, Vice-President of the Municipality of Bagnes
- Joël Sciboz, Director of the Tourist Office
- Laurent Vaucher, CEO of Téléverbier SA
- Jean-Daniel Martin, Honorary President of APCAVERBIER
- André Gorgemans, President of the Amis de Verbier

As usual, the secretary role for the meeting was handled by the Verbier Fiduciary. Notice of the meeting was sent by mail to all members on December 9, 2019. The meeting was called appropriately.

The agenda:

1. Approval of the minutes of:
  - The ordinary general meeting of 28.12.2018
  - The extraordinary general meeting of 30.7.2019
2. Report of the committee on the past financial year
3. Approval of accounts and discharge of the responsible bodies
4. Budget for the financial year 2019/2020
5. Designation of the APCAVERBIER auditor
6. Statutory elections
7. Modification of article 9 paragraph 1 of the articles of association
8. Miscellaneous and individual proposals

### **1. Approval of the minutes of the Ordinary General Meeting of December 28, 2018 and of the Extraordinary General Meeting of July 30, 2019**

The minutes of these two meetings are posted on the APCAVERBIER website. The President therefore did not read them again, and the members approved them unanimously.



## **2. Report of the President and the committee on the past financial year**

The President thanked the members of the committee for their work and their support throughout the year. Here is her report:

This year is a year of statutory election and the elected committee, as well as its President, will commit for a new period of two years.

If I read the report of the committee of the last ordinary general meeting, I note a certain number of points in common with the situation at the end of 2018. For the third year in a row, the snow conditions are good: a beautiful winter in perspective. The feedback from hoteliers and rental agencies is positive with a high booking rate, not only for the Christmas/New Year period, but already for the entire winter season. As for the real estate market, the trend in recent years continues with a high number of transactions and prices that remain solid. For the second year in a row, Verbier won the title of "Switzerland's Best Ski Resort", the best ski resort in Switzerland, at the prestigious World Ski Awards ceremony which took place in Kitzbühel on November 23 at the foot of the mythical Streif descent. At the same ceremony, the Verbier W Hotel won the title of "World's Best Ski Hotel", the best ski hotel in the world, for the fourth consecutive year.

On the APCAVERBIER side, we continued to provide our services to our members. I would remind you that apart from the two general assemblies that we organize each year, we regularly answer questions from our members. We also intervene according to the requests of our members, such as for example to enforce a speed limit on the Golf road. We represent the owners within the Verbier Development Company as well as the Valaisan Federation of Second Residences. We also provide a monitoring service for members who have given us their plot numbers and those of neighboring ones. The Verbier Fiduciary will contact you during inquiries in your neighborhood. We also provide a weekly newsletter service.

In 2019, given the re-election of the committee, we thought about its future structure and its composition. We have come to the conclusion that a more flexible form of organization needs to be put in place. We have defined our objectives and our main areas of work for the next two years and we have created groups within the committee to move forward on the various themes.

Among the themes, I will cite the following:

- Our desire to bring in more members to APCAVERBIER. Note that the number of members remains stable from one year to the next, incoming members compensate for outgoing members. Our goal is however to make ourselves known to new owners of Verbier and encourage new generations to join us. A working group will be responsible for implementing specific actions in order to achieve this objective and existing members who bring us new members will receive a bottle of Petite Arvine from the winemaker who is one of the members of the Committee and who generously made this proposal to us.



- We also wish to expand the advantages enjoyed by APCAVERBIER members by establishing a list of stores, restaurateurs and companies willing to give us discounts. A number of contacts have already been made on this subject.
- We also want to pass on more information to our members outside of general meetings, on topics that may interest them as owners. We will do this mainly through our newsletter and website. As for the website, we have made good progress on it, regularly adding content to it, for which several members of the committee are responsible. (The President gave the floor to Maarten van Geest to briefly present the APCAVERBIER website).

With regard to the Valais Federation of Secondary Residences, of which APCAVERBIER is a member, I remind you that our Vice-President, Nicolas Leuba, was elected President of that organization in 2018. Nicolas wasted no time in "putting his foot in it", by bringing significant developments, such as the fact that the FVSR2 is henceforth a full member of the committee of the Valaisanne Chamber of Tourism. (The President gave the floor to Nicolas Leuba to briefly present the actions implemented within the FVSR2 and their practical implications for APCAVERBIER.)

## **2. Approval of accounts and discharges to the responsible bodies**

The accounts for the year ended September 30, 2019 have been provided. They were presented by Stéphane Fellay, from the Fiduciaire de Verbier.

Lloyd Gabioud, from Fimob au Châble, the APCAVERBIER auditor, filed his audit report. It recommended the approval of the accounts and proposed to discharge to the committee for its management.

The President discussed the accounts, the committee report and discharged them to the responsible bodies.

The assembly approved the accounts unanimously. The discharge was given to the committee unanimously. Likewise, discharge was given to the auditor unanimously.

## **4. Budget for the financial year 2019/2020**

The 2019/2020 budget was presented by Stéphane Fellay and was approved unanimously.

## **5. Designation of the APCAVERBIER auditor**

The President proposed to renew the mandate given to the trustee Fimob as APCAVERBIER auditor, which the assembly unanimously approved.



## 6. Statutory elections

The President explained that the existing committee proposed to have an enlarged committee which meets quarterly and then to create working groups for the operational management of the association.

If there are new candidates to join the committee and a majority of the current members who have expressed their desire to continue their engagement, there will be a modification of the statutes, which will allow the committee to expand to a maximum of 15 committee members (currently 11). Twelve candidates are candidates: eight current and four new members. While this may be a high number, it is justified because it allows balanced representation on the committee between owners of primary and secondary homes, Swiss and foreign, French and English speaking members. In addition, it allows for a sufficient number of members to be present for meetings. The Chair also pointed out that the members of the committee exercise their functions on a voluntary basis.

Current members who wish to continue: Lotta Treschow, Nicolas Leuba, Michele Lloyd, H el ene Maire, Michel Posternak, Thierry de Preux, Robert Veldhuyzen as well as Brigitte Borel.

Jim Jackson and Burkhard L ucking have decided not to continue as members to allow space for new members. However, Jim Jackson will remain available for specific assignments and tasks, such as translations and engagement with the English-speaking community in Verbier.

The four new candidates are:

➤ Jean-Renaud Brugerolle

Retired engineer. He discovered Verbier in 2009, was quickly won over and settled here definitively in 2011. He holds numerous patents and will be able to make available to APCA V his skills in thermodynamics, hydrogen and energy. He will be responsible for dealing with so-called technical matters within the committee.

➤ Laura Farrand

Real estate specialist. She comes regularly to Verbier since her youth and settled here permanently in 2002. She is of French-American origin, bilingual, and has lived and worked in New York, London and Paris. In Verbier, she worked in rental and real estate sales for several agencies. She has now launched her own business as a freelance. She will take care in particular of the website and the organization of events outside of general meetings.

➤ Paola M ohl Pignatelli

Director of Plan etes Enfants Malade Foundation in Lausanne, whose mission is to improve the daily lives of sick children. Native of the region of Nyon, she currently lives in Pully, in the Canton of Vaud but loves Verbier where she has regularly spent time for more than 4 years. She is active in several Vaud associations or organizations and has also been involved for many years in Vaud policy both at regional and cantonal level. In Valais, she is also a member



of the FVSR2 committee. She will be in charge of the group responsible for expanding benefits for APCA V members.

➤ Maarten van Geest

Entrepreneur / Founder of the Mountain Hub co-working space in Verbier. He discovered Verbier in 1995 and settled here definitively in 2011. He started by working as a ski instructor in 2006 then created his own companies which allowed him to create a good network in the Val de Bagnes. He has devoted a lot of time to forging links between the French and English-speaking communities in Verbier. He also founded a uni-hockey club in Verbier. Maarten will continue to manage the APCA V websites and the Newsletter.

The committee also proposes to reappoint Brigitte Borel as President and Lotta Treschow and Nicolas Leuba as Vice-Presidents.

All members were unanimously elected or re-elected. The President and the Vice-Presidents were confirmed in their functions by acclamation.

## **7. Modification of article 9 paragraph 1 of the articles of association**

Current content: The committee consists of five to eleven members elected for a period of two years. The members of the committee are immediately eligible for re-election.

New content proposed: The committee is composed of five to fifteen members elected for a period of two years. The members of the committee are immediately eligible for re-election.

This amendment to the statutes was approved unanimously.

## **8. Miscellaneous and individual proposals**

Before closing the part devoted to the ordinary general assembly, the President asked if anyone wanted the floor to speak. As this was the case, she gave the floor to the guests.

- Information from the Municipality of Bagnes by Mr. Eloi Rossier, President of the Municipality:
- The Tourist Office, whose activities will be combined with those of Verbier Promotion, now occupies the former offices of Credit Suisse, acquired by the Municipality, opposite the Hermitage car park. The management will be entrusted to Simon Wiget, from January 15, 2020.
- Sports Center - Due to opposition, work planned from the end of April 2020 must be postponed. The architecture competition for the ice rink will be launched in 2020.
- Place de Curala au Châble - The first Verbier Express (train without change from Geneva to Le Châble) was inaugurated on December 21, 2019. It will increase the number of skiers per day.
- Real estate transactions - In 2019 the number of deeds signed was stable compared to the previous year. The transactions represent an overall value of 450 million francs (unchanged). The average transaction value of around 900,000 francs is increasing.



Jean-Baptiste Vaudan, Vice-President of the Municipality of Bagnes:

- Verbier, Place Centrale - The opposition has been withdrawn. Work is expected to be completed at the start of the 2020 summer season.
- Verbier, T3 / T4 zones - Currently, following a court decision, the construction of main residences is no longer authorized in these two zones. The matter is now before the Federal Court. In addition, a new zone plan is being approved.

Laurent Vaucher, CEO of Téléverbier S.A., informed the meeting about the many projects in progress:

- Confirms the information on the Verbier Express Geneva - Bagnes, without change in Martigny.
- Lac 1 - The facility will be renovated, thereby improving safety and comfort.
- The mechanical snowmaking project for all of the La Tzoumaz-Savoleyres pistes has been completed.
- The sale of cheaper tickets purchased in advance is now available online by Swisscard.
- The Mont-Fort / Gentianes zipline will be installed and usable from the end of July 2020.
- The Médran 1 installation equipped with 10-seat cabins will be completed in 2021, with easy access for bikes. As part of this project, an escalator will be built at Médran to replace the staircase which currently allows access to the cabin level.
- A transformation of the Ruinettes arrival station will make it more pleasant and more spacious.
- There will be a new giant screen of information on the Medran building.
- The transfer between the train and the ski lifts at Curala station in Le Châble will be improved and facilitated, among other things by the installation of escalators.
- The entirety of Bruson will be enlarged and modernized.
- With regard to the Telemix between Les Esserts and Savoleyres, the legal procedures are progressing slowly and could take several years.
- In 2020 the Carlsberg chalet on the Attelas slope will be transformed and will change brand.
- A summer toboggan run is under consideration for the Savoleyres.

The President Brigitte Borel took the floor to thank Joël Sciboz, outgoing director of the Tourist Office and to present his successor:

I would particularly like to thank Joël today. This is his last participation in one of our assemblies as director of the Tourist Office of Verbier as he will leave this function at the beginning of 2020. Joël has led the Tourist Office since autumn 2013, and I would like to note the good relationships we have had with him over the years. He can be pleased with his results. Indeed, Verbier experienced an exceptional tourist summer, with frequentation of the resort on the rise more than 30%.



To continue this momentum, a new joint director between the two entities responsible for tourism, namely Verbier Promotion and the Tourist Office, has been appointed. He's Simon Wiget, who will take office in early January. He could not be here with us today but sends us his greetings.

Holder of an EMBA in tourism innovation, teacher at Savoie Mont Blanc University, accomplished sportsman, Simon Wiget is 43 years old with widely recognized experience in the tourism industry. He notably headed the Tourist Offices of Grimentz, St-Jean and Anniviers for eleven years, before developing a tourism consultancy.

He will gradually leave the graphic design and marketing agency he took over two years ago, to take up his new position at Verbier.

He will be able to rely on the 25 employees of the two teams from Verbier Promotion and the Tourist Office, who have shared common premises in the center of Verbier resort for four months.

Mr. Joël Sciboz, director of the Tourist Office thanked the President and talked about the activities of the Tourist Office:

- Confirmed that the Verbier Tourist Office will be merged with Verbier Promotion, probably under the name of Verbier Tourisme.
- Drew the attention of the assembly to the many events and requests the members to refer to the program published by the Tourist Office, as well as to the brochure giving all the useful information on the VIP Pass.

### **Questions from participants:**

The President opened the meeting to questions from participants in the Meeting. She also informed the Assembly of the presence of Ms. Jorien Crol who represents the Verbier Festival as well as the Friends of the Verbier at the Verbier Festival and happy to answer questions about the VF.

- The first question concerns the high prices for ski lifts for non-skiers.  
Response from Mr. Laurent Vaucher, CEO of Téléverbier SA: These rates seem reasonable and justified. There is no reason to change them.
- The legal battle which blocks the construction of the link between the Esserts and Savoleyres has been going on for 7 years now. When is the solution?  
Laurent Vaucher estimates that we will have to wait two or three more years. A determination from the Cantonal Court is expected at the beginning of 2020. Then further procedures are expected. Cantonal supervision of the old facility is permanent. Maintenance work is required every year.
- Is there a Plan B if the construction of the new Esserts / Savoleyres facility is blocked?  
Mr. Vaucher replied that there is not. The current project is the best.



- What is the cost of merging the Commune of Bagnes with that of Vollège?  
Response from Mr. Eloi Rossier, President of the Municipality: Taxation will not be affected. The financial situation of the Commune is healthy. There is no de-zoning anticipated within the framework of the LAT (Federal Law on Spatial Planning).

With no further questions, the President invited members to the aperitif offered by the Tourist Office. She thanked the Tourist Office for the aperitif, and thanked Pony, the Comba concierge, for making the room available.

The meeting adjourned at 18h.