
**MINUTES OF THE ASSOCIATION COMMITTEE MEETING OF OWNERS OF
DEPOSITED PLAN 270218 HELD IN IN THE HUNTERFORD CLUB HOUSE
ON MONDAY, 5th JUNE 2023 COMMENCING AT 7.00PM.**

PRESENT Ken Bunt (105) William Chen (106)
Ravindra Naidoo (81) Kim Neat (88) Greg Neilson (89)
Bill Sutton (13) Peter West (34) Ron Bowditch (112)

CHAIRPERSON: Ravindra Naidoo

QUORUM: It was noted that a quorum was present.

MINUTES: It was RESOLVED that the minutes of the previous Association Committee Meeting held on the 22nd May 2023 be confirmed and adopted.

MOTION 2: It was RESOLVED that:

- a) Thomas Martin Lawyers be given approval for them to proceed with revising the Waste Management Agreement with PCC as per their recommendation. Mr Ravindra Naidoo to be the contact representative for the Association to Thomas Martin Lawyers regarding composition of Association and the type of garbage collection required to service the property.
- b) The initial invoice from Thomas Martin Lawyers for \$1,347.50 be approved for payment.

MOTION 3: It was RESOLVED that a Special General Meeting of the Association be held at 7pm on Monday 17th July at the Community Club House to vote on approval for one of three options to bring the pool fence back into compliance with Pool Legislation.

- A) To extend the current fence to 1.8m height by installing panels on top of the existing fence.
- B) To replace the current fence by installing completely new fence panels to 1.8m height.
- C) To remove the vegetation along the existing fence surrounding the pool to bring the pool fence back into compliance.

Full details on the above options to be provided with Notification of SGM.

As the Association Committee unanimously accepted option C, it was further resolved that the Association Committee recommend to the SGM that option 'C' be approved for implementation.

MOTION 4: It was RESOLVED that the locks on the Community Club House be rekeyed and that new keys be held by nominated members of the Association and also by Premier Strata. This is at an approximate cost of \$750 for rekeying and 6 new keys to be cut.

MOTION 5: It was RESOLVED that the Domain Name hunterfordestate.com.au be registered on behalf of the Association and that this website be repopulated with archived pages from the deactivated hunterfordestate.org.au website ready for launching in late June 2023. A new Webhosting service will need to be chosen to host this website.

MOTION 6: It was RESOLVED that two new outdoor rating waterproof noticeboards be purchased for fixing to the Community Clubhouse at a cost of \$420.00 each (plus shipping).

MOTION 7: It was RESOLVED to accept the April 2023 Monthly Financials as presented by the Treasurer to the Association Committee.

MEETING NOTES:

- 1) The new security camera installed with the Club House was examined and determined to be non-operational.
- 2) We do not have a current gas supplier / account for the Community Club House and BBQ's. Premier Strata has been requested to set up a supply account with AGL who is our current Electricity supplier.
- 3) The Social sub-Committee has organized a community event to be held on Sunday June 18th between 3:00 pm – 5:00pm at the Club House. Invitations were distributed to letter boxes on the 6th June.
- 4) The Social sub-Committee will also be hosting an open day at the Club House for Community members once a month – the 1st open day is scheduled for Sunday 30th July between 3:00 pm – 5:00pm.
- 5) Broadleaf weeds will be sprayed within the Estate by Skyline Landscape Services between the 1st June and 15th June (This is weather dependent). Details have been posted to the Community noticeboards.
- 6) The 1st Hunterford Estate newsletter on activities of the Association Committee is intended to be distributed along with the notification of the Special General meeting.
- 7) Premier Strata is to advise what records they are holding on plans for Footpath repairs within the Estate.

Premier Strata Management

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MEETING NOTES: Next meeting of The Association Committee will be held on Monday 17th July at 7:30pm after the SGM to act on the following items: Pool Compliance, Waste Removal and other action items.

CLOSE: There being no further business to discuss the meeting closed at 8:35 pm



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