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**MINUTES OF THE ASSOCIATION COMMITTEE MEETING OF OWNERS OF  
DEPOSITED PLAN 270218 HELD IN IN THE HUNTERFORD CLUB HOUSE  
ON MONDAY 18<sup>th</sup> SEPTEMBER 2023 COMMENCING AT 7.00PM.**

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**PRESENT** Ken Bunt (105) William Chen (106)  
Mario Christodoulou (72) Ravindra Naidoo (81)  
Kim Neat (88) Greg Neilson (89)  
Bill Sutton (13) Peter West (34) Ron Bowditch (112)

In Attendance: Mr Steve Payor

**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 30<sup>th</sup> August 2023 be confirmed and adopted.

**MOTION 2:** It was RESOLVED that upon the review of quotations from three qualified contractors for the replacement of all the pool coping (the pool edge pavers which have worn down with sharp edges) that the Sydney Ecoscapes proposal at a cost of \$19,937.50 including GST be approved. The pool will be required to be closed for 7 days to allow safe work access and start date is to be advised as pavers need to be ordered in.

**MOTION 3:** It was RESOLVED that as we are still to receive written quotes from qualified contractors for the replacement of damaged paving within the Cascades that this matter be held over until the next meeting

**MOTION 4:** It was RESOLVED that the Association Committee acknowledges the excellent work by Samantha Edwards (our Webmaster) for the prompt repair of our Community Association Website ( [www.hunterfordestate.com.au](http://www.hunterfordestate.com.au) ) after it was maliciously disabled on the 13<sup>th</sup> September 2023.

**MOTION 5:** IT was RESOLVED that the verbal reports from the sub-committees (refer meeting notes) be noted and that their work be commended. Further, that the Maintenance sub-committee prepare a proposal for repair of damaged footpaths for presentation at the December AGM (estimated cost is expected to be well over the current single item expenditure limit of \$20,000 including GST).

**MOTION 6:** It was RESOLVED to accept the August 2023 Monthly Financials as presented by the Treasurer to the Association Committee

**MEETING  
NOTES:**A) Pool Certificate of Compliance

The Certificate of Compliance for the Hunterford Estate swimming pool was received from the City of Parramatta on the 7<sup>th</sup> September 2023. This Certificate expires on the 6<sup>th</sup> September 2026 so the swimming pool will need to be reinspected prior to this date to ensure continued compliance with Legislation – copies of the Certificate of Compliance are posted to the Community Noticeboards and also uploaded to the Community website

B) Update on NCAT Tribunal Hearings:

- 1) The Interim Application was dismissed on the 15/9/2023 as the applicant, Millie Au, did not establish the requirement for urgent orders to be made.
- 2) The issue with costs with respect to the interim application has been reserved for determination together with the Substantive proceedings; and
- 3) The Tribunal made the following orders with respect to the Substantive proceedings:
  - i) We need to provide the Tribunal with our unavailable dates for a 90-minute hearing for the period between October 2023 and February 2024
  - ii) The Applicant is required to file her points of claim with the Tribunal on or before 29<sup>th</sup> September 2023
  - iii) The Community Association is required to file and serve its evidence on or before 13<sup>th</sup> October 2023
  - iv) The Community Association is to make an application seeking leave to be legally represented by Bannerman's Lawyers on or before 22<sup>nd</sup> September 2023

C) Maintenance sub-committee update

- 1) Pestrol Ultrasonic Duck Repeller units are to be trialed to rid the swimming pool area of the last couple of resident ducks - quote to be sourced for next meeting (these units come with a money back guarantee)
- 2) A quotation has been received from CIVICA for a Arborsite proposal (Tree Management Plan) for the Estate. As we are still waiting on quotations from other qualified Arborists these will need to be reviewed and considered at next meeting
- 3) Quotations for additional paving within the Pool area are to be sourced and reviewed at next meeting
- 4) Mr. Mario Christodoulou (Licenced Electrician) has volunteered to replace six external lights at the Clubhouse and also install five additional bollard lights within the Cascades – Cost of parts and materials are to have a budget of \$1,500.

D) Gardening sub-committee update

- 1) There is to be an initial budget of \$1,000 for plants and potting mix from Parklea Market Garden Supplies to commence remediation work in the pool fence perimeter area whilst maintaining the required Non-Climbable Exclusion Zones.

E) Social sub-committee update

Please note the Following dates for Hunterford Estate Community events:-

- 1) Sunday 24<sup>th</sup> September – Clubhouse open event 3-5pm
- 2) Tuesday 31<sup>st</sup> October - Halloween Celebration party at the Clubhouse: 6-8pm
- 3) Sunday 26<sup>th</sup> November – Clubhouse open event 3-5pm
- 4) Saturday 9<sup>th</sup> December – Christmas Celebration at the Clubhouse 6-8pm

F) Hunterford Estate Newsletter

The September edition of the Hunterford Estate Newsletter is currently being compiled and will be distributed shortly - This will be letter box dropped and also emailed to non-resident owners. bnb

G) Website

The Hunterford Estate website ([www.hunterfordestate.com.au](http://www.hunterfordestate.com.au)) now includes a logon link to the Premier StrataMax Portal where the Community Association Monthly Financials are now available for viewing. We would encourage all members of the Community Association to view this website on a regular basis as it contains lots of great information for the Hunterford Estate community.

H) AGM

As the Community Association's Financial Year ends on the 31<sup>st</sup> October 2023, the proposed date for the AGM has now been set for Wednesday 13<sup>th</sup> December (subject to the auditors confirming it is sufficient time to complete the financials).

Next meeting will be held on Monday 9<sup>th</sup> October at 7pm to follow up the following items: Response from NCAT, Response from TM lawyers, Responses from PCC and other action items.

There being no further business to discuss the meeting closed at 8:45 pm

**Premier Strata Management**

Address: 6/175 Briens Road, Northmead NSW  
Postal Address: PO Box 3030,  
Parramatta NSW 2124

Phone 61 2 9630 7500  
Fax 61 2 9630 1915

[www.premierstrata.com.au](http://www.premierstrata.com.au)  
[mail@premierstrata.com.au](mailto:mail@premierstrata.com.au)

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