
**MINUTES OF THE ASSOCIATION COMMITTEE MEETING OF OWNERS OF
DEPOSITED PLAN 270218 HELD IN IN THE HUNTERFORD CLUB HOUSE
ON MONDAY 15th JANUARY 2024 COMMENCING AT 7.00PM.**

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)		

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 11th December 2023 be confirmed and adopted.

MOTION 2: It was RESOLVED that the reports from the sub-committees be noted and that their work be commended.

MOTION 3: It was RESOLVED to accept the December 2023 Monthly Financials as presented to the Association Committee by the Treasurer.

**MEETING
NOTES:**

A) The NCAT Tribunal hearing was held on 18th December 2023 and the decision by NCAT is that the application brought by Millie Au against the Hunterford Estate Community Association be **DISMISSED**. Premier Strata has forwarded to all owners a copy of the NCAT Tribunal Order with copies having been posted on the Community Noticeboards and Community Website. Legal costs for the Community Association to defend this application is up to \$13,641.76 as of 31st October 2023

B) NCAT made the following orders on the 18th December 2023

1. Each party to bear their own costs
2. If either party wishes to contend that a different costs order should be made then an application for a different costs order is to be filed and served, supported by submissions (not exceeding five pages in length) and evidence within 14 days of the date of these orders.
3. On behalf of Community Association DP 270218, Bannermans Lawyers filed and served a Respondent's Cost Application on the 1st January 2024

**MEETING
NOTES:**

- C) The December 2023 edition of the Hunterford Estate Newsletter was distributed by letter box drop and Email prior to Christmas (this was the 3rd edition for 2023) - Thank you to Susan Donaldson for her desktop publishing skills in the production of this issue
- D) Painting of the front entry panels / portals and interior of the Clubhouse were completed during December
- E) Five bottlebrush trees (Callistemon) have been purchased and are to be replanted within the Estate to meet the requirements of the PCC Tree permit TA/592/2023 (Hoop Pines removal)
- F) Application forms for the Community Centre (Clubhouse) Hire are now available on our Community Website (Forms to be submitted to Premier Strata) - It is highlighted that the maximum number of guests is restricted to Thirty (30)
- G) A big thank you to Samantha Edwards for all her work during 2023 in being our webmaster for our community website.

www.hunterfordestate.com.au

- H) The Association Committee would also like to thank the Hunterford Estate Community Association for their support during 2023 as we have diligently worked for the betterment of the entire Community. We look forward to even more positive outcomes and enhancements for the Estate during 2024.
- I) We would request that owners / tenants are to advise of any incidents within the estate (i.e. Break ins, thefts from cars, property damage and /or incidents where a police response is needed) to our below email address to allow relevant information / warnings to be passed onto the rest of the Community.

info@hunterfordestate.com.au

- J) The Smart Arbor Professional Consulting, Tree Audit Summary for Hunterford Estate dated 20th December 2023 was received.
- K) The pool coping replacement is to be held over until the end of the swimming season so as to not impinge on pool enjoyment by Association members during summer.

Premier Strata Management

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- L) Cascade step repairs are to be undertaken as soon as contractors are available after the holiday period. Pavers for both the Cascades and the pool coping have already been purchased to ensure ready supply when required for installation.

- M) Following completion of repairs to the irrigation system the buffalo grass turf to cover bare patches around the pool fencing is expected to be laid later this month (weather dependent)

- N) The water retention tanks in the bottom of Riverview Place are to be cleaned out when the weather is suitable by an industrial vacuum tank truck to prevent future overflow and resultant water pooling on the roadway following intense rain. This maintenance service to be performed on an annual basis.

Next meeting will be held on a date to be determined at the AGM to follow up the following items:

Election of AC Office Bearers, Approved items from the 17th January 2024 AGM and other action items.

There being no further business to discuss the meeting closed at 9:10 pm