
**MINUTES OF THE ASSOCIATION COMMITTEE MEETING OF OWNERS OF
DEPOSITED PLAN 270218 HELD IN IN THE HUNTERFORD CLUB HOUSE
ON MONDAY 13th MAY 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 8th April 2024 be confirmed and adopted.

MOTION 2: It was RESOLVED that the quote dated 1/5/2024 for \$2,130 Plus GST from North Rocks Concrete for removal and reconstruction of 10.1 metres of damaged kerb in Governors Way be accepted and approved.

MOTION 3: It was RESOLVED that the reports from the sub-committees be noted and that their work be commended.

MOTION 4: It was RESOLVED to accept the April 2024 Monthly Financials as presented to the Association Committee by the Treasurer.

**MEETING
NOTES:**

- A) The Gas supply to the Clubhouse and BBQs was finally reconnected on Friday 12th April – the Account has been setup with AGL - Both the kitchen hot plates and BBQ's have been tested for safe operation.
- B) JLS Contracting completed the road surface crack sealing to Estate roads on Monday 22nd April. We would like to thank those drivers who with courtesy, moved their vehicles to allow access to required road sections.
- C) Footpath replacements are currently well underway in Hunterford Estate. We again would like to thank those drivers who with courtesy, cleared cars from required road kerb parking areas to allow safe access for contractor's equipment and the cement truck to pour aggregate concrete. Finished footpath sections are excellent and have removed previous trip hazards for pedestrians.
- D) By electronic vote taken on the 18th April 2024 the AC approved a quote dated 17/4/2024 from Done Right Landscaping for \$3,181.82 plus GST for the surrounds of the Cascades water feature to be replaced by Granite pavers (as per the prior replaced Cascades steps) – 50 additional pavers were purchased from Amber Liverpool at a net cost of \$1,511.36 plus GST to facilitate this work
- E) The AC would remind owners and/or their agents that Real Estate signs must be erected within the proprietor's property, that the sign should not exceed 1.2m by 0.9m and that the sign should be removed within 7 days after the sale / lease contract is signed (Strata By-law 23.3)
- F) Around the 15th April it was reported that unknown persons had poisoned and cut stems at the base of the creepers lining both sides of the entry footpaths at the main entry to the Estate. This type of vandalism is not to be countenanced as our Gardening contractors and Gardening sub-committee workers have been diligently working at upkeeping gardens and greenery to enhance the ambience of the Estate. The affected plants will be replaced & allowed to cover the in-place trellises
- G) The swimming pool was closed and drained on Sunday 28th April to allow replacement of the damaged pool coping. As this work is unable to be done during wet weather, we are now expecting the pool to be re-opened by the last week of MAY.

Premier Strata Management

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H) Following requests from several owners we will be sourcing quotes from qualified contractors for the pressure cleaning / scrubbing of existing footpaths to remove the accumulation of 20 years of grime and detritus. Whilst this will not return old exposed aggregate concrete to a pristine state it will certainly be a much better match to the new footpath sections.

I) All the street light poles and bollards within the estate have now been freshly painted. Any faulty street lights or other faults and hazards can be reported directly to Endeavour Energy for rectification.

www.endeavourenergy.com.au/outages

J) The Association Committee has over the last 12 months approved several enhancements to infrastructure within the Hunterford Estate. This work was needed to maintain the Estate to its original design standards and aesthetic.

To complement these facility upgrades we would request that all owners / agents pay urgent attention to the repair of front fences / balconies etc., tidying of property gardens and where appropriate ensuring that painted areas are clean and fresh to contribute to the overall visual appeal of our community.

K) It is with regret that we have been advised of the passing of Judy Layt who was a long term resident and prior committee member .

- Next meeting will be held on Monday 17th June at 7pm to follow up the following items: Progress on Footpath Repairs, and other action items.

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



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