
**MINUTES OF THE ASSOCIATION COMMITTEE MEETING OF OWNERS OF
DEPOSITED PLAN 270218 HELD IN IN THE HUNTERFORD CLUB HOUSE
ON MONDAY 17th JUNE 2024 COMMENCING AT 7.00PM.**

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

APOLOGIES William Chen (106) – Substitution power given to Bill Sutton
Mario Christodoulou (72) – Substitution power given to Ravindra Naidoo

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 13th May 2024 be confirmed and adopted.

MOTION 2: It was RESOLVED that the quote dated 25th May 2024 for \$5,996.40 plus GST from North Rocks Concrete for water pressure cleaning of approximately 700 lineal metres of old footpaths within the estate be accepted and approved.

MOTION 3: It was RESOLVED that the quote dated 11th May 2024 for \$2,870 plus GST from Bloom Carpentry + Property Repairs for waterproofing / retiling of the men's shower in the clubhouse be accepted and approved

MOTION 4: It was RESOLVED that the variation of \$1,000 plus GST to a previously approved quote for painting of the Cascades steps and walls from Asad Painting be accepted and approved

MOTION 5: It was RESOLVED that the reports from the sub-committees be noted and that their work be commended.

MOTION 6: It was RESOLVED to accept the May 2024 Monthly Financials as presented to the Association Committee by the Treasurer

Premier Strata Management

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**MEETING
NOTES:**

- A) By electronic vote taken on the 3rd June 2024 the AC approved a variation invoice from North Rocks Concrete for \$4,730 plus GST for the removal of numerous tree roots, repair of stormwater pipes and realigning of the telecom pits and hydrant covers in the extended section from 13 Hunterford Crescent towards Governors Way and for the removal of two truckloads of spoil and associated tip fees
 - B) By electronic vote taken on the 30th May 2024 the AC approved a quote dated 30th May 2024 for \$1,100 plus GST from Done Right Landscaping to replace the small broken tiles on top of the 6 step pillars in the Hunterford pool with cut to size granite coloured porcelain tiles
 - C) On the 6th June 2024 approval was given by PCC to our Tree permit application TA/276/2024 for removal of a Tuckeroo Tree and an Evergreen Ash tree adjacent to Ivy Lane.
 - D) North Rocks Concrete is scheduled to lay the last remaining sections of new footpath on Monday 24th June – they will also professionally replace a 0.6m² section of Peppercorn Lane driveway that had been insufficiently repaired previously and is now breaking up. We had contracted for 415m² of new footpaths and there has been an additional 2.3m² of footpath laid to enable wheelchair / stroller access next to the traffic lights at the entry to Hunterford Estate and to also replace a cracked footpath section where the gum tree was in Treetops Park.
 - E) Quotes are to be sourced for supply and installation of new granite on surrounds of formal Cascades water features
 - F) 4 trees are to be trimmed in the lower section of the formal Cascades. These are to then be reviewed in spring to determine regrowth and viability
 - G) A quote is to be sourced from North Rocks Concrete for repair / replacement of damaged concrete kerbs and broken traffic islands around the estate.
 - H) Quotes are to be sourced for the removal of the metal bollards in the grassed area of the Grove. This will entail excavating the concrete pods in which they are set with the holes to be refilled with top soil to allow the grass to spread and recover during spring
- Next meeting will be held on Monday 8th July at 7pm to follow up the following items: Review of requested quotes and other action items.

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

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