
**MINUTES OF THE ASSOCIATION COMMITTEE MEETING OF OWNERS OF
DEPOSITED PLAN 270218 HELD IN IN THE HUNTERFORD CLUB HOUSE
ON MONDAY 11th MARCH 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)	Steve Payor	(31)

APOLOGIES : Ron Bowditch (112) – Substitution power given to Bill Sutton

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 12th February 2024 be confirmed and adopted.

MOTION 2: It was RESOLVED that quote 787 from JLS Contracting Services for road surface repair & crack sealing for \$4,125 plus GST be accepted on a “limited tender “ basis - (no other pre-qualified contractors approached wished to quote on what they deemed to be a small nuisance job)

MOTION 3: It was RESOLVED that following approval from PCC for tree permit (TA/68/2024) to remove the gum tree in Tree Tops Park that it be done immediately to ensure no future safety or liability issues .

MOTION 4: It was RESOLVED that following a review of quotes for work on the Cascades , Pool Coping and Painting that the following quotes be approved

- a) Done Right Landscaping –Waterproof Render and Bond Crete to Cascades – Quote 61 for \$7,636.36 plus GST
- b) Done Right Landscaping – Cascade Steps repairs / Repaving – Quote 61 for \$7,818.18 plus GST
- c) Sydney Ecoscapes – pool coping repairs / replacement – Quote QU-1727 for \$17,925 plus GST
- d) Asad Painting – painting of exit walls to Pennant Hills Road – Quote 9/2/204 for \$4,300 plus GST
- e) Asad Painting – painting of walls in Cascades – Quote 9/2/2024 for \$4,500 plus GST
- f) Asad Painting – Painting of light poles within Estate – Quote4/12/2023 for \$12,400 plus GST

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 February 2024 Monthly Financials as presented to the Association Committee by the Treasurer .

Premier Strata Management

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**MEETING
NOTES:**

- A) Following a review by the Association Committee on the scenario of implementing mobile security patrols and installation of Surveillance Monitoring at entry / exit points to Hunterford Estate, it is the consensus of the AC (with cost not being a relevant factor) that as there is no perceived deterrence value or likelihood of evidence gathering from either random patrols or surveillance cameras on any unwanted visitors, that we do not proceed with either of these two items.

Owners and Tenants should be encouraged to be vigilant and security conscious, and that any suspicious activity is to be reported immediately to NSW Police to ensure a prompt and proper response

Be "ALERT BUT NOT ALARMED "

- B) Due to the wet weather events experienced during January and February, North Rocks Concrete is now scheduled to commence footpath repairs in the week after Easter – Hamilton Aggregate has been selected as the closest match to current footpaths
- C) The Swimming Pool self-chlorinator adjusts automatically for chemical balance in the pool to ensure that any potential contaminants are eliminated from the pool water – We would request that pool users assist in this process by ensuring that hygiene standards are maintained for the benefit of all.
- D) As per The Hunterford Estate strata by-law 12.6c we would like to again remind all proprietors or occupiers of a lot that they must not park in the designated visitor's car spaces. We will be leaving a 1st compliance letter on offending vehicles and would request that they remove the subject vehicle to an appropriate parking spot
- E) Endeavour Energy (who provide electricity to our street lights) have been contacted by Kim Neat to have them fix a number of street lights within the Estate , which they have now booked in their system to do, and they have also confirmed that Endeavour Energy / Council have the responsibility of trimming trees that are impacting on street lights – We will follow this up as Endeavour Energy is exempted from Council rules when trimming subject trees and this will be a saving in both cost and administration for us.
- F) Maintenance sub-committee report – quotes approved for work within the Estate as per Motion 4. – also added to the maintenance wish list for future consideration is upgrading of playground equipment in Tree Tops Park

- G) Gardening sub-committee report – Skyline Landscaping has improved their service levels; however staffing levels continue to be a sporadic issue and monitoring will continue on their performance. Kim Neat will advise the AC on the credit that will be requested.
 - H) Social sub-committee report – Their next meeting is scheduled for the 18th March to plan for the Easter Event which is to be held in the Clubhouse on Thursday 28th March at 5:30- 7pm
 - I) Mr. Steve Payor advised his resignation from the Association Committee – this was accepted with regret and he was thanked for his participation over 2 meetings
- Next meeting will be held on Monday 8th April at 7pm to follow up the following items: Progress of Footpath Repairs, other approved Maintenance work and other action items.

There being no further business to discuss the meeting closed at 8:55 pm



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