
**MINUTES OF THE ASSOCIATION COMMITTEE MEETING OF OWNERS OF
DEPOSITED PLAN 270218 HELD IN IN THE HUNTERFORD CLUB HOUSE
ON MONDAY 12th FEBRUARY 2024 COMMENCING AT 7.00PM.**

- PRESENT**
- | | |
|--------------------------|----------------------|
| Steve Payor (31) | William Chen (106) |
| Mario Christodoulou (72) | Ravindra Naidoo (81) |
| Kim Neat (88) | Greg Neilson (89) |
| Bill Sutton (13) | Peter West (34) |
- APOLOGIES** Ken Bunt (105) , 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 15th January 2024 be confirmed and adopted.
- MOTION 2:** It was RESOLVED that Ravindra Naidoo be elected as Chairman.
- MOTION 3:** It was RESOLVED that Bill Sutton be elected as Secretary.
- MOTION 4:** It was RESOLVED that Ken Bunt be elected as Treasurer.
- MOTION 5:** It was RESOLVED that following the approval given at the AGM held on the 17th January 2024 that North Rocks Concrete be advised to proceed with works for repairs to 268m² of existing exposed aggregate footpaths within the estate.
- MOTION 6:** It was RESOLVED that following a reinspection of footpaths on Wednesday 24th January 2024 that identified additional damage / trip hazards that approval be given to North Rocks Concrete replace an extra 120m² of existing exposed aggregate footpaths within the Estate at a cost of \$47,820 plus GST
- MOTION 7:** It was RESOLVED to accept the January 2024 Monthly Financials as presented to the Association Committee by the Secretary.
- MOTION 8:** It was RESOLVED to continue with the current sub-committees for Gardening, Maintenance and Social

**MEETING
NOTES:**

- A) The Co-ordinators for the sub-Committees are as follows,
Gardening – Kim Neat
Maintenance – Greg Neilson and Peter West
Social - Ken Bunt
- B) A meeting was held in early January with Skyline Landscape Services for a performance review on their work. Shortfalls were acknowledged by Skyline and a commitment given for required standards to be achieved. All payments to Skyline now require prior approval by the AC and any outstanding credits from Skyline are to be offset against payment for December 2023 and January 2024 account.

The Market for tendering the gardening services to be assessed at end of March 2024

- C) Trees are to be trimmed on footpaths within the estate to ensure appropriate street lighting spread and trimming also to be undertaken for any trees encroaching to properties or restricting footpath walk access as per the December 2023 Arborist report – All tree work by Arborist contractor to comply with PCC tree policy.
- D) There is to be a meeting with Highland Security Services on Tuesday 13th February to request a quote for a twice nightly mobile security patrol within the Estate. Also to be sourced are quotes for installation of security cameras to monitor access & exits to Hunterford Crescent, The Cascades and Riverview Place. Pending a review of a cost benefit analysis and the practicality for the above, a proposal can then be presented if considered appropriate.

As per the **“Newsflash”** distributed by the AC on the 21st January we encourage all residents to be vigilant and diligent in ensuring property protection and their personal safety – Be Alert but not Alarmed.

- E) Quotes are still to be obtained for repair of road surfaces within the Estate and for new line marking (including marking of parking spaces to ensure that car spots are maximized)

A reminder is also given that the designated visitor parking spots within the Estate are only for our welcome visitors.

Premier Strata Management

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- F) A reminder to residents who are booking a City of Parramatta kerbside bulky waste clean-up through the council website that, as per the PCC rules, they be aware that any material put out earlier than the day before (or without any booking) can be investigated by PCC as illegal dumping and could lead to fines.

- Next meeting will be held on Monday 10th March 2024 at 7pm to follow up the following items: Footpath Repairs and other action items.

There being no further business to discuss the meeting closed at 8:30 pm

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