
**MINUTES OF THE ASSOCIATION COMMITTEE MEETING OF OWNERS OF
DEPOSITED PLAN 270218 HELD IN IN THE HUNTERFORD CLUB HOUSE
ON MONDAY 8TH APRIL 2024 COMMENCING AT 7.00PM.**

PRESENT Ken Bunt (105) William Chen (106)
Mario Christodoulou (72) Kim Neat (88) Greg Neilson (89)
Bill Sutton (13) Peter West (34) Ron Bowditch (112)

APOLOGIES Ravindra Naidoo (81)

CHAIRPERSON: Ken Bunt

QUORUM: It was noted that a quorum was present.

MINUTES: It was RESOLVED that the minutes of the previous Association Committee Meeting held on 11th March 2024 be confirmed and adopted.

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

MOTION 3: It was RESOLVED to accept the March 2024 Monthly Financials as presented to the Association Committee by the Treasurer .

**MEETING
NOTES:**

- A) The April 2024 edition of the Hunterford Estate Newsletter was distributed by E-mail on the 2nd April – The Print version was distributed by letterbox drop on the 8th April – A big thank you To Susan Donaldson for her desktop publishing skills in formatting the print version.
- B) There was an area wide electrical blackout on Friday 5th April between 3:30pm and 9:30pm caused by storm damage. Endeavour Energy, who are the local electrical grid managers have a website that residents can use to monitor the status of electrical outages.

www.endeavourenergy.com.au/outages

This webpage also allows the reporting of faulty street lights and other faults and hazards for rectification by Endeavour Energy response crews.

- C) By Electronic vote taken on the 22nd March the AC has given final approvals for the replacement of 415m² of exposed aggregate concrete footpaths within the Estate at a total cost of \$165,377.50 plus GST. North Rocks Concrete commenced work on the 2nd April in Riverview Place and weather dependent, concrete is scheduled to be poured on the 10th April. We thank residents for their assistance in moving parked vehicles to allow safe access for equipment to work on the footpath sections for replacement. Work is to start shortly within the main area of the Estate so assistance with moving of vehicles will again be required.
(It was noted that there was no steel reinforcing in the old footpath slabs removed).
- D) Road surface repair and crack sealing was undertaken within the Estate by JLS Contracting Services on the 8th April 2024 – Further sealing and pavement repair to be done upon completion of footpaths & repair of the concrete guttering in Governors Way opposite Tree Tops Park. (Some cracks were unable to be accessed on the 8/4 due to parked vehicles)
- E) Wall Tiles have been dislodged from the shower recess in the men's change room - Inspection has revealed that there is no waterproof membrane to the walls (and possibly on the floor pan as well?) All the wall tiles will need to be stripped, the area appropriately waterproofed and then retiled. The ladies shower room has been inspected and at this stage no rectification work is required.
- F) The Hunterford Estate Easter Event was held on Thursday 28th March at (5:30-7pm) in the Community Clubhouse Precinct – A fun night was enjoyed by the children joining in the program and in also finding the chocolate eggs left by the Easter Bunny – Thanks to the Social sub-committee for organising another great community function.

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- G) During March we received correspondence to advise that on the 12th February 2024, Kelly Partners Assurance Services provided the 2023 Independent Auditors Report. Summary herewith: -

We have audited the financial reports of Community Association DP 270218 as at the 31st October 2023 and in our opinion the financial reports present fairly the financial position of the Association as at that time and meet the financial reporting requirements of Section 96 of the Community Land Management ACT 2021.

- H) Done Right Landscaping (who have done an excellent job on the Cascades steps) is to now do the Pool Coping, at a reduced cost of \$17,300 plus GST. Expected start date (weather dependent) is the 29th April and the pool will need to be closed for approximately 2 weeks to allow repair work to be undertaken and then cleaning and refilling of pool
- I) The gas reconnection to the Clubhouse and BBQ's is finally close to being done. The Gas meter has now been identified as having an address of 41, The Terrace, Oatlands, in the distributor system. AGL can now be supplied this detail to allow a supply account to be set up and then have Jemena arrange to have their contractor remove the plug that has been installed within the gas meter to allow gas to flow once again. (BBQ's will be available to be used only as part of clubhouse bookings as key access is required)
- J) AS all requested credits from Skyline Landscape Services P/L have now been accounted for, their net accounts for January, February and March 2024 have now been approved for payment

Next meeting will be held on Monday 13th May 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 7:55