
**MINUTES OF THE ASSOCIATION COMMITTEE MEETING OF OWNERS OF
DEPOSITED PLAN 270218 HELD IN IN THE HUNTERFORD CLUB HOUSE
ON MONDAY 11th DECEMBER 2023 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)		

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 13th November 2023 be confirmed and adopted.

MOTION 2: It was RESOLVED that the AGM for Community Association Deposited Plan 270218 be held on Wednesday 17th January 2024.

MOTION 3: It was RESOLVED that having reviewed 4 itemised quotes from qualified contractors for repair of footpaths within the Estate that a proposal be submitted at the AGM to proceed with the quotation from North Rocks Concrete to replace 268sqm of aggregate footpath at a cost of \$106,798.00 plus GST.

It was noted that the 2020 Capital Works Plan for Hunterford Estate had forecasted a Capital Works Fund balance of \$498,360 as at 31 October 2023. The actual Capital Works Fund balance as at this date is \$690,571.33.

MOTION 4: It was RESOLVED that the AGM be requested to give approval to the Association Committee to appoint a gardening contractor up to the value of the current contract.

MOTION 5: It was RESOLVED that the AGM be requested to give approval for an increase to the Association Committee, single item expenditure limit to \$30,000 plus GST.

MOTION 6: It was RESOLVED that the reports from the sub-committees be noted and that their work be commended.

MOTION 7:

It was RESOLVED to accept the November 2023 Monthly Financials as presented to the Association Committee by the Treasurer.

Next meeting will be held on Monday 15th January 2024 at 7pm to follow-up the following items – Response from NCAT Tribunal Hearing and other action items.

There being no further business to discuss the meeting closed at 8:50pm

MEETING NOTES:

- A) A Term Deposit with BOQ for \$146,754.98 was approved by electronic vote on the 4/12/2023 to be roll overed for 12 months at 5.1% .
- B) Painting of front entry panels / portals and painting of the interior of the Clubhouse was approved by electronic vote on 4/12/2023- Contractor is Asad Painting and approved quotation was for \$6169.00 plus GST – work commenced on the 11/12/2023.
- C) The Christmas Celebration held in the Clubhouse on the 9th December 2023 was an outstanding success with a wonderful Community atmosphere on display – Congratulations to the Social sub-committee for another great evening.
- D) On the 17th November 2023 it was approved by electronic vote to purchase 351 pieces of GRANITE TWILIGHT Grey Flamed Bullnose 400x400x300 Classic Collection (Non-Slip) pavers from Amber Liverpool at a cost of \$22.50 plus GST per unit. These will be used to repair the pool coping and also repair the Upper Cascades steps.
- E) An Itemised invoice from Bannerman's Lawyers was received. This is for Professional costs and Disbursements incurred during October 2023 to defend the Community Association against NCAT Interim and Substantive proceedings #18718 by Applicant Millie Au. – The Tribunal Hearing will take place on Monday 18th December 2023 at 9:15am.
- F) Two ceiling Fans have now been installed in the Clubhouse and New Bollard lights have been installed in the Upper Cascades walkway – Both these jobs were done at no labour cost by Mario Christodoulou (Licenced Electrician).
- G) Following approval by PCC of Tree Permit Application TA/592/2023 the 10 Hoop Pines situated at the western exit to Pennant Hills Road were removed on the 11/12/2023 – These were causing damage to property and deemed inappropriate for location. Five replacement trees are to be

replanted within the Estate – A dead tree in Brookside Park and a dead tree in Ivy Lane were also removed.

MEETING NOTES:

- H) The December 2023 issue of the Hunterford Estate Newsletter is intended to be distributed prior to Christmas – This will be both letter box dropped and e-mailed to ensure that all owners and tenants receive a copy. Copies of our newsletters are also available for viewing on our Community Website. A huge thank you to Susan Donaldson for adding her Desktop Publishing magic to this edition.
- I) The residents of 6, 8 and 10 Governors Way have expressed concerns to the Association Committee about the safety of the large gum tree in Tree Tops Park which is too close to the road (opposite their houses) and causing damage to the road surface, concrete gutter, underground service lines and also has dropped large branches during strong winds. A Tree Permit Application will be sent to PCC for their site inspection and response as to what approved action may be taken.
- J) Quotes are to be sourced for Road Pavement repairs and also concrete gutter repairs within the Estate (work to be done after Footpaths are repaired) This should bring up to date all long outstanding major maintenance items for Hunterford.
- K) The Social sub-committee has set dates for 2024 for the following Community events and activities, (copy attached).
- i) Movie night at Clubhouse -19th January 2024
 - ii) Easter Event- 28th March 2024
 - iii) Halloween -31st October 2024
 - iv) Christmas celebration 7th December 2024
- L) The Social sub-committee is to facilitate table tennis nights which will be supervised by a member of that committee – 1st night is to be 18th December 2023 with further dates to be advised.
- M) The Association Committee would like to recognise the hard work and efforts put in by all the wonderful volunteers during 2023 who participate in our sub-committee teams for the overall betterment and support of our community. Special Mention must be made of the coordinators of these sub-committees.
- i) Social – Ken Bunt (Who also acts as our Treasurer)
 - ii) Gardening - Kim Neat, Mario Christodoulou
 - iii) Maintenance- Greg Neilson, Peter West, Kim Neat

Premier Strata Management

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MOVIE NIGHT FRI, 19TH JAN 2024

- Bring your picnic blankets/
picnic rug
- Bring nibbles/popcorn/drinks
- Watch movie under the stars
- 8-10pm



EASTER EVENT THU, 28 MAR 2024

- Easter Egg Hunt
- Bring a plate to
share
- 5:30-7pm



HUNTERFORD ESTATE COMMUNITY EVENTS 2024

* All the events will be held in the Hunterford Estate Club House

* Hunterford Ladies coffee meet every second Thursday of the month at 10:30AM

* Refer to the Hunterford Estate website for future activities/events:

<http://hunterfordestate.com.au>



HALLOWEEN THU, 31ST OCT 2024

- Halloween celebration
- Trick or Treat for kids
- Bring a plate to share
- 6-8pm



CHRISTMAS SAT, 7TH DEC 2024

- Christmas celebration
- Bring dinner to share
- 6-10pm



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