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**MINUTES OF THE ASSOCIATION COMMITTEE MEETING OF OWNERS OF  
DEPOSITED PLAN 270218 HELD IN IN THE HUNTERFORD CLUB HOUSE  
ON MONDAY 9<sup>TH</sup> December 2024 COMMENCING AT 7.00PM.**

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**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)

**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 11<sup>th</sup> November 2024 be confirmed and adopted.

**MOTION 2:** It was RESOLVED that the faulty irrigation valve in The Mews be replaced, that the leak in the irrigation line at corner of Hunterford Crescent (western exit) and Pennant Hills Road be repaired and that RGS then do an audit check on the irrigation system to determine future use.  
(A work order has been requested for AStyle Plumbing for repairs)

**MOTION 3:** It was RESOLVED that approval be given for the use of the Clubhouse to provide English Language lessons to members of the Hunterford Community by qualified volunteers from within our community.

**MOTION 4:** It was RESOLVED that the reports from the sub-committees be noted and that their work be commended.

**MOTION 5:** It was RESOLVED to accept the November 2024 Monthly Financials as presented to the Association Committee by the Treasurer.

**MEETING****NOTES:**

The AGM for Hunterford Estate has been postponed to the 13<sup>th</sup> January 2025 at 7pm due to a delay in receiving the audit report for our financials as at 31<sup>st</sup> October 2024.

As part of our ongoing risk management program for Hunterford Estate it was identified that the line marking on roads within Hunterford needs to be upgraded to ensure an ongoing safe environment for both pedestrians and vehicle traffic. By electronic vote on the 28<sup>th</sup> November, the AC approved quote QU1131 for \$7,474 plus GST from Car Park Lines and Signs Pty Ltd for line marking of roadways within our Estate. This work is scheduled for Monday 16<sup>th</sup> December – Residents are to be advised of parking restrictions for that day to enable the line marking painting to proceed.

PCC issued Tree Permit Determination Notice TA/609/2024 for removal of the leaning Jacaranda tree outside 11 Governors Way which had been damaged from constant impact strikes from Heavy Trucks – Tree was removed on the 29<sup>th</sup> November and a new tree is to be replanted within the Estate. Stump grinding was also undertaken on two tree stumps within the Estate whilst Forest tree Service was on site.

By electronic vote on 27<sup>th</sup> November, an Evolux Ex5050 IQ robotic pool cleaner had been approved for purchase at a cost of \$2,636.36 plus GST – This unit was delivered and setup on the 29<sup>th</sup> November. Using it will maintain a very pristine pool, excellent water quality and an expected cost reduction in both pool chemical expense and service calls by Poolwerx – When not in operation it will be locked away in the Clubhouse storeroom.

AStyle plumbers have replaced the old cisterns and toilet seats within the clubhouse facilities to ensure that these are at the highest standards for users. AStyle have also installed a water tap and 30m Retractable hose reel within the pool area to allow swimmers to hose themselves before / after using the pool and assist in keeping the pool side pavers clean (The ducks are still a nuisance in creating mess – please assist by chasing them away if they are spotted within the pool area – you will have noticed that safety cones are currently placed on the pool step pillars to stop ducks nesting on them overnight and leaving their mess).

Following lengthy communications with PCC to no avail we have now been advised by Endeavour Energy – (following written submissions to them requesting them to trim trees around their streetlights which are causing poor light spread) that they have referred this to their vegetation control team to investigate further and action as required – Endeavour Energy has exemption from the council tree preservation policy to perform this needed work.- Whereas we would need to submit individual tree permit applications to PCC at a cost of \$136.50 for each tree over 5 metres requiring trimming and then pay for the arborist to trim subject trees, we now wait on action from Endeavour Energy.

**Premier Strata Management**

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As part of our ongoing maintenance program for the old infrastructure within the Estate, quote 231 was accepted from Bloom Carpentry for the decking replacement of the wooden bridge in Brookside Park using Modwood Extreme Guard material at a cost of \$3,680 plus GST. This repair / maintenance work will ensure safe future transit for the large number of pedestrians who access this bridge daily.

The Annual Fire Safety Inspection for the Hunterford Clubhouse was performed on the 25<sup>th</sup> October and we have now received the Annual Fire Safety Statement showing that we are compliant – Copies of this statement have been posted to our community noticeboards and website

RGS Landscape Care commenced the garden maintenance for Hunterford Estate on the 1<sup>st</sup> December. We are requesting a quote from them (and other contractors) for seeding / turf replacement along the footpath verges, in Treetops Park adjacent to where the gum tree was removed and the area outside the pool fence which was excavated to access the damaged pool filtration plumbing lines and electrical conduits. Returfing may need to be done in Autumn as high summer heatwave temperatures could kill off newly laid turf.

The new pump for the lower Cascades waterway was delivered on the 8<sup>th</sup> December (it had to be specially ordered from the manufacturer which accounted for the delay in replacement) and was installed and wired in by Poolwerx & Mario Christodoulou (Licenced Electrician). The waterway is now flowing very strongly and will be regularly serviced by Poolwerx to ensure water quality , filtration and system efficiency .

The small pool gate lock has now been repaired following keys becoming stuck in it and the gate is now back in service.

Two door handles to the Clubhouse and Plant Room have been damaged and these are to be repaired by Able Locksmiths – They will also instal child locks to the 4 sliding windows in the clubhouse to ensure that they can be locked closed (and not forced open).

A Term Deposit of \$150,139.59 was approved for rollover with the Bank of Queensland from the 20<sup>th</sup> December 2024 for 6 months at 4.70% interest.

An invitation was issued to all residents to attend The Hunterford Estate “Jingle and Mingle “Christmas Party which was held at the Clubhouse & precincts on Saturday 7<sup>th</sup> December from 6pm – 10pm. This was a spectacular event with many people attending (including Santa) enjoying Christmas Carols (led by Kyran and Mala), the BBQ prawns ably cooked by Mario and his assistant chef William and the joyous community spirit - thankfully the rain held off. A big thank you and congratulations to Ken and the social sub-committee team (& myriad helpers) who made this the best Hunterford event.

With the Three (3) new **FOGO** Garbage / Recycling bins recently supplied by Parramatta City Council and now being used would residents please ensure that as per **By-Law 6.2** that all garbage containers are hidden from view from outside the Lot and Lot 1.

**Merry Christmas and Happy New Year** from your Association Committee and let us make 2025 an even better year for the Hunterford Estate Community.

Next meeting will be held on Monday 13<sup>th</sup> January 2025 after the AGM to follow up the following items: Decisions from AGM and other action items.

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



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