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

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 14th October 2024 be confirmed and adopted.

MOTION 2: It was RESOLVED that the proposal to consider the appointment of an Estate Manager as the co-ordination point / controller for all our contractors requires further investigation and that it be held over till our next meeting.

MOTION 3: It was RESOLVED that the Hunterford Estate AGM be held on Monday 9th December at 7pm in the Community Clubhouse.
-Postponed to the 13th January 2025 at 7pm

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

**MEETING
NOTES:**

- The Hunterford Estate Halloween Party held in the clubhouse on the 31st October was an outstanding success with many community members and children joining in the fun – Congratulations and thanks to the Social sub-committee for their work in organizing and running this event.
- The Social sub-committee will be organizing our Community Christmas Celebration at the Clubhouse on Saturday 7th December between 6-10pm – Invitations to our Community members will be issued shortly.
- The Fire Safety Inspection of our Community Clubhouse was undertaken on Friday 25th October – It was noted that the fire extinguishers will need to be serviced / replaced in November 2025 at our next inspection.
- The pool was closed for a period during October due to damage to the pool filter plumbing lines and adjacent electrical conduits caused by the large tree roots of a nearby tree. Damaged pipes were repaired by Poolwerx to enable the automatic pool chlorinator to be functional and rebalancing the pool chemicals. Following water testing the pool was then reopened for use by swimmers. Backfilling of the access hole was completed on the 12th November and lawn remedial work will be undertaken.
- RGS Land Landscape Care will take over the garden maintenance for Hunterford Estate as from the 1st December 2024.
- Dead wooding of the large gum trees in Brookside Park was completed on the 30th October (Dead wooding of the large gum trees in Treetops Park was done in June 2024) – This risk reduction service will be done on a regular basis.
- Stage 2 of the capping replacement of the Cascades and installation of stainless-steel mesh and pebbles to two rectangular pond pits were completed during October - The pump in the lower Cascades has failed again and a new pump unit has been ordered to enable water flow and will be installed as soon as it is received from the supplier.
- Kellie Darley (Councillor, Dundas Ward, City of Parramatta) has been contacted and is now supporting us in having a response from Parramatta Council re our July 2024 letters (and follow up phone calls) seeking assistance on street trees impacting streetlights and thereby causing poor spread on footpaths and roads within Hunterford Estate (Endeavour Energy maintains these streetlights?).
- A \$52,480.53 Term Deposit rollover with BOQ for the 17/11/2024 was approved for 6 months at an interest rate of 4.77%.

Premier Strata Management

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- Residents should be aware that under NSW Road Rule 198 it is illegal to block or partially block a footpath. Parramatta City Council rangers will enforce this violation, and the maximum fine is 20 penalty units (\$110 per unit). Please save yourself from being fined by ensuring that vehicles are correctly parked so as not to impinge on the safe use of footpaths.
- The Kings School has notified residents that they have lodged an application with the NSW Government to complete a major upgrade of their North Parramatta campus – Details of their masterplan are available on their website.
www.kings.edu.au
- Next meeting will be held on Monday 9th December following the 2024 AGM.

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

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