
**MINUTES OF THE ASSOCIATION COMMITTEE MEETING OF OWNERS OF
DEPOSITED PLAN 270218 HELD IN IN THE HUNTERFORD CLUB HOUSE
ON THURSDAY 17th AUGUST 2023 COMMENCING AT 7.00PM.**

PRESENT Ken Bunt (105) Mario Christodoulou (72)
Ravindra Naidoo (81) Kim Neat (88) Greg Neilson (89)
Bill Sutton (13) Peter West (34)

Apologies: Ron Bowditch (112) William Chen (106)

Attendees: Mr Steve Payor, Mr and Mrs Bamji.

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 17th July 2023 be confirmed and adopted.

MOTION 2: It was RESOLVED that Premier Strata be instructed to seek a legal opinion as to if any Legislation or the Privacy Act was breached by the distribution of the anonymous note that was distributed to selective households on the 6th August 2023 regarding the SGM of the 17th July 2023. (MR Steve Payor did advise the Committee that he was responsible for this note).

Further it was RESOLVED that the Association Committee meet poolside at 4pm Sunday 20th August to confirm the steps to move forward to bring the pool fence back into compliance with legislation and obtain a compliance certificate for the pool from Parramatta City Council asap.

MOTION 3: It was RESOLVED that the revised Agreement for Onsite Waste Collection – PCC as received from Thomas Martin Lawyers be signed by Premier Strata with the seal of DP 270218 and sent back to PCC.

MOTION 4: It was RESOLVED that the CPI increase from Skyline Landscape Services be accepted and that Premier Strata to advise them of this.

MOTION 5: It was RESOLVED that both ATC (Australian tree Consultants) and Civica Aborsafe (Arboricultural Consultancy Services) be contacted to quote on a Tree Management plan for the Estate. The report from the selected Arborist would then be used to better manage the trees within the Estate and, where needed, to remove and replace with alternate species the nominated inappropriate trees within the estate.

Also, it was RESOLVED that the 10 Hoop Pines at the western exit to Pennant Hills Road which are adversely impacting on the road, footpath and adjacent buildings be removed as per the approved quote (6195) from Forest Tree Service at a cost of \$6,930 and that the dead tree at 11 Ivy Lane be removed as per the approved quote (6191) from Forest Tree Service at a cost of \$440

Also, It was RESOLVED that as per the report from ATC that Skyline cut back the offending roots on the tree outside 17 Hunterford Crescent and the tree outside the boundary wall of 1 The Grove adjacent to their garage in Hunterford Crescent.

MOTION 6: It was RESOLVED to accept the July 2023 Monthly Financials as presented by the Treasurer to the Association Committee



Premier Strata Management

Address: 6/175 Briens Road, Northmead NSW
Postal Address: PO Box 3030,
Parramatta NSW 2124

Phone 61 2 9630 7500
Fax 61 2 9630 1915

www.premierstrata.com.au
mail@premierstrata.com.au

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**MEETING
NOTES:**

- 1) Quotes to be sourced for repair of Swimming Pool Coping for review at next meeting
- 2) Quotes to be sourced for repair of damaged paving on the Cascades walkway for review at next meeting
- 3) Quote to be sourced from existing cleaner of Unit Blocks for cleaning of Clubhouse & facilities
- 4) Duckaway to now be regularly used in pool to discourage ducks from the pool and surrounds – This to be applied by Pool Werx
- 5) Pending receipt of Tree Management Plan that a decision be taken on best option of for repair of footpaths within the Estate (Due to cost of this project it will need to be presented as part of the November 2023 AGM for approval by Association)
- 6) Quotes to be sourced for painting of Light Posts within the Estate to be reviewed at next meeting
- 7) Quotes to be sourced for painting of the Estate front entry panels to be reviewed at next meeting
- 8) A Key register for Community property has been created and copies to be held by both Premier Strata & Association Committee
- 9) Next Hunterford Estate Community News Letter to be produced and distributed after September Association Committee meeting

Next meeting of the Association Committee will be held on Monday 11th September 2023 at 7pm to follow up on the following items:-

Response from TM Lawyers, Response from PCC and other action items.

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

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