
**MINUTES OF THE ASSOCIATION COMMITTEE MEETING OF OWNERS OF
DEPOSITED PLAN 270218 HELD IN IN THE HUNTERFORD CLUB HOUSE
ON MONDAY 12TH MAY 2025 COMMENCING AT 7.00PM.**

PRESENT Ken Bunt (105) William Chen (106)
Mario Christodoulou (72) Ravindra Naidoo (81)
Greg Neilson (89) Bill Sutton (13)
Peter West (34) Ron Bowditch (112)

APOLOGIES: Yue (Kate) Xing (36)

CHAIRPERSON: Ravindra Naidoo

QUORUM: It was noted that a quorum was present and that the meeting is not being recorded.

MINUTES: It was RESOLVED that the minutes of the previous Association Committee Meeting held on 14th APRIL 2025 be confirmed and adopted.

MOTION 2: It was RESOLVED that following review and consideration of Invoice 0001 dated 20th March 2025 received from K W Neat for \$6,625 (No GST payable) for work stated to have been performed from **20th February 2024 till 10th May 2024** that under our Fiduciary Duty of Care, the Association Committee cannot approve this invoice for payment as there is neither documented approval nor a work order authorising the stated work.

It was noted that this requested payment is also "Out of Date" for consideration by the Community Association at an AGM – per *Community Land Management Act 2021 no 7 - clause 50*

MOTION 3: It was RESOLVED that the reports from the Sub-Committees be noted and that their work be commended.

MOTION 4: It was RESOLVED to accept the April 2025 Monthly Financials as presented to the Association Committee Treasurer.

**MEETING
NOTES:**

- Following approval from PCC, on the 17th April 2025 Forest Tree Service trimmed foliage, to clearances as recommended by Endeavour Energy, from 10 trees around the Estate to allow unimpeded light spread from streetlights. The damaged tree branch outside 15 Governors Way was also removed
- Due to ongoing inclement weather, the repair and resurfacing of the tennis court is now scheduled to start on the 22nd May – (again, weather permitting) this will entail the tennis court being closed for approximately one week.
- The Site Safety Inspection for Hunterford Estate was done on the 2nd May 2025 – In summary, the report noted minor recommendations regarding stairways - all being determined with having a likelihood of occurring as "Unlikely" and the possibility of item causing harm "Rarely" and with a possible "Moderate Injury " incurred. Therefore, no further action is required.

It was noted that from a general overview the property appeared to be well kept and maintained.

A copy of the complete report can be viewed on our community website

- On the 6th May Answer Plumbing Services repaired a broken water pipe at 8 Hunterford Crescent on the Association Property side of the water meter at a cost of \$1,380 plus GST.
- A term deposit of \$55,059.12 with the Bank of Queensland was approved to be extended on the 17th May for a further 6 months at 4.4% interest
- After 5 months hiatus, a mob of ducks has returned to Hunterford at nighttime making a mess of the pool area that requires a daily cleanup. (The ducks seem to now be immune to the deterrents that are in place). Volunteers are requested to assist with daily cleaning of pool surrounds to ensure that the pool continues to be maintained in a pristine condition. A roster system is to be implemented and a notice board with this detail is to be installed on Clubhouse wall adjacent to pool
- The Easter celebration that was held at the Hunterford Estate Clubhouse on the 17th April – 5:30 to 7:00pm was another great success with a wonderful Community spirit on display – congratulations to our Social Sub-Committee team for their work in making this a great and enjoyable function.
- Dog owners are once again reminded that as per By-Law 12.5 1c Owners / Tenants must keep the dog under control on a lead and clean up after it when it is on any part of the community property other than their lot

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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- Next meeting will be held on Monday 16th June at 7pm to follow up the following items: Parking restriction signage on the Hunterford Crescent bend outside 31HC to improve traffic vision across the corner and other action items.

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