
**MINUTES OF THE ASSOCIATION COMMITTEE MEETING OF OWNERS OF
DEPOSITED PLAN 270218 HELD IN IN THE HUNTERFORD CLUB HOUSE
ON MONDAY 10TH NOVEMBER 2025 COMMENCING AT 7.00PM.**

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

CHAIRPERSON: Ravindra Naidoo

APOLOGIES: Yue (Kate) Xing (36)
William Chen (106) – Substitution power given to Bill Sutton
Ron Bowditch (112) – Substitution power given to Bill Sutton

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 the 13th October 2025 be confirmed and adopted.

MOTION 2: It was RESOLVED that the reports from the sub-committees be noted and that their work be commended.

MOTION 3: It was RESOLVED to accept the October monthly Financials as presented to The Association Committee by the Treasurer.

**MEETING
NOTES:**

1) Our Hunterford Estate Halloween Celebration was held in our Clubhouse precincts on Friday 31st October from 6 to 8pm – it was an amazing event with over 70 big and little kids in attendance having a very spooky time & undeterred by rain showers. This event was organised and run by our Social sub-committee who did their usual excellent work - (Many thanks team)

2) Do not miss out on the Hunterford Estate Community Christmas Party to be held on Saturday 6th December at the Clubhouse

3) A tree permit application (TA/564/2025) was made with PCC for removal of a dead Manchurian Pear Tree outside 5 The Grove. This was approved on the 24/10/2025. Removal of this tree & maintenance pruning / dead wooding of the other trees within the Grove was undertaken on the 30/10/2025 by Forest Tree Service at a cost of \$3,150 plus GST. A new replacement tree will be planted within the Estate. Nathan from Forest Tree Service is to do a "review" of all Association trees over the next couple of months and provide a recommendation on trimming / dead wooding and a quote for this work

Premier Strata Management

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**MEETING
NOTES:**

4) A Style Plumbers were finally able to access the six large and deep stormwater detention tanks located around the Estate, using a heavy-duty vacuum truck over 3 days to clean out debris which had accumulated over the years and which had been restricting drainage.

The detention tank in Riverview Place (which all the other tanks flow into) had fully blocked screens and was completely full of dirty water – This required a large on trailer pump to be used to over two days to remove the water to allow the vacuum truck to access when the tank was fully dry.

A smaller stormwater pit located in Brookside Park was also cleaned out along with the needed drainage work. These works were an expensive exercise at a cost of \$24,960 plus GST.

It is recommended that the two large detention tanks at the corner of Hunterford Crescent & Governors Way and at the bottom of Riverview Place be serviced yearly to minimise future expenses for cleaning / servicing of detention tanks and to ensure adequate storm water drainage during heavy rainfall

A quote is to be prepared for the installation of a angled pipe within the Riverview Place detention tank to have the blocked screens cleaned by use of a high-pressure jet blaster , thereby allowing the trapped stormwater to drain away , without having to resort to having to pump the tank dry prior to use of the vacuum truck to clean accumulated debris in this tank

5) In late October a major service was done to the Cascades water reticulation system (including servicing the pump in the Brookside Park Pond) by A P Pool Solutions to rectify faults and restrictions prior to installation of a new pump to replace the old failing unit at a combined cost of \$1,720 plus GST (The old pump will be retained as a fill in spare for when required in future)

6) In mid-October RGS Landscape care undertook cleaning and removal of debris from the Brookside Park Pond / waterway and supply and laying of garden soil mix in the washed-out garden at the bottom corner of Riverview place at a cost of \$1,780 plus GST

7) By electronic vote taken by the Association Committee a quote from DecoPaint, dated 20th October 2025 for repainting of the exterior of the Hunterford Estate Clubhouse (including the roller door, side pergolas, and BBQ plate covers / access doors) and the handrails of the Cascades walkway at a cost of \$13,400 plus GST has been approved. This work is scheduled to commence on the 8/12/2025

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**MEETING
NOTES:**

8) Powertek Fire Services Pty Ltd will attend on the 20th November to perform our Annual Fire Inspection Report (at a cost of \$495 including GST) and to replace 3 fire extinguishers in the Clubhouse & Plant room (at a cost of \$550 plus GST) which will shortly exceed their tagged service life

9) The November 2025 edition of the Hunterford Estate Newsletter is currently in production and will be distributed shortly by letterbox drop and e-mail to all residents & owners (A big thank you to Susan Donaldson for her desktop publishing magic)

10) The Evolux EX5050 IQ Robotic Pool Cleaner has gone in for its year one warranty service on the 5/11/2025. Will be received back later this week.

11) The Hunterford Estate Community Association, **2026 AGM**, is to be held on the **28th January at 7pm** in the Clubhouse. The AGM Agenda will be distributed by Premier Strata Management prior to the required 3 weeks' notice

12) A Term Deposit of \$56,342.37 with the BOQ was approved for a 6-month rollover at 4% interest on the 10th November

13) Clubhouse users are requested to be respectful of neighbours by keeping noise to a minimum.

Next meeting will be held on Monday 8th December at 7pm to follow up the following items: Painting of Clubhouse Exterior and other action items.

There being no further business to discuss the meeting closed at 8:00 pm

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