
**MINUTES OF THE ASSOCIATION COMMITTEE MEETING OF OWNERS OF
DEPOSITED PLAN 270218 HELD IN THE HUNTERFORD CLUB HOUSE
ON MONDAY 15th JUNE 2026 COMMENCING AT 7.00PM.**

PRESENT

Ken Bunt	(105)	William Chen	(106)
Mario Christodoulou	(72)	Ron Bowditch	(112)
Greg Neilson	(89)	Jason Roberts	(93)
Bill Sutton	(9)		

APOLOGIES:

Ravindra Naidoo (81) – Substitution power given to Bill Sutton
Filipe Baccan (11/15) – Substitution power given to Mario Christodoulou

CHAIRPERSON:

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 11th May 2026 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 May 2026 Monthly Financials as presented to the Association Committee by the Treasurer

Premier Strata Management

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MEETING**NOTES:**

- 1) Term Deposit No. 3 for \$103,945.89 is to be renewed with BOQ on the 20th June for 9 months at an interest rate of 5% pa.
- 2) The 6 monthly fire inspection of the Clubhouse, as per the requirements of AS1851 was done by Powertek Fire on the 5th June – Passed & extinguisher date dates stamped
- 3) Endeavour Energy was contacted on the 27th May to request repairs to faulty street lights in The Grove & The Terrace – this will be their 3rd visit to rectify these faults
- 4) Our new Preferred Maintenance Contractor for Hunterford, Handitech Property Maintenance Pty Ltd, repaired 3 street pole signs, (missing street signs have now been refitted) Pressure cleaned the Tree Tops Park playground equipment & replaced the playground gate lock on the 26th May.

A traffic safety mirror is to be installed at the corner of the Mews driveway and Hunterford Crescent to greatly improve visibility for vehicles travelling on both roads. The turn bay within the Mews is to be sign posted "No Parking" as vehicles leaving the Mews must be able to exit in a forward direction only.

- 5) We have been approached by our eastern boundary neighbors (186-194 Pennant Hills Road) for repairs to be undertaken to the fence separating Lot 1, 14 Governors Way, 4, 6 & 8 Hunterford Crescent and their common driveway. Quotes were sourced from pre-qualified contractors and a preferred suitable quote has been apportioned under The Dividing Fence Act 1991 (NSW) which mandates that adjoining owners share the cost equally of repairs to their section of fencing.

Premier Strata is to write to each of the 8 owners & Lot 1- being Community Property which is managed by the AC, advising that the work is being scheduled, their portion of the cost & requiring payment to be made when the work is completed by the Community Association.

As the fence in question is a boundary fence of The Hunterford Estate Community Association here is the relevant clause from our Management Statement

By-Law 5.2: Proprietor or Occupier to reimburse Community Association

Where, pursuant to section 117 of the Management Act, the Community Association is obliged to make a contribution to the owner of land outside the Association Parcel in relation to a dividing fence between that land and a lot within the Community Parcel, the proprietor or occupier, being the owner of that lot, must reimburse the Community Association in respect of any such contribution.

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**MEETING
NOTES:**

- 6) Ducks have returned to being a nuisance in our Swimming Pool & causing a daily mess. Please assist our pool maintenance team by scaring away the ducks if they are noticed when you are walking past.
- 7) With the autumn fall of leaves from the poolside trees we have had a minor incidence with a large number of leaves falling into the pool during a storm's high winds causing a skimmer box blockage and thereby allowing a pool pump to run dry – Repairs were completed on the 12th June. We would appreciate assistance from helpers to assist by scooping leaves from the pool whilst falling leaves continue. The leaf scoop net is left poolside
- 8) The new sump pump which supplies water flow to The Lower Cascades Waterway has developed a fault which trips the power supply. This is the same fault as of the pump which was recently replaced under warranty. The manufacturer's service technician has been booked to attend to determine the cause of the ongoing product failures and repair / replace the pump, again under warranty – The initial suspicion being that a batch of these pumps have a faulty cable seal allowing water to ingress the pump electricals.
- 9) The Hunterford Estate Website .COM Domain & Ultimate Domain Protection software pack has been renewed with godaddy.com for 2 years at a cost of \$199.65 – Thank you to Samanta Edwards for being our Webmaster and in efficiently maintaining our excellent website
- 10) Please note that delivery trucks (Coles & Woolworths home food delivery vehicles especially) should not be in Hunterford Estate prior to 6am daily – This complies with PCC regulations for garbage trucks and is to ensure a peaceful environment for all residents within Hunterford
- 11) Road Speed Limit restrictions (20kph) within Hunterford Estate apply equally to unregistered E bikes and E Scooters as to registered vehicles. Action will be taken against offenders who cannot comply with NSW road traffic rules. These designated speed limits are in place to ensure safety for all within our community.

Next meeting will be held on Monday 13th July at 7pm to follow up the following items: Springtime planting of a trial of groundcover plants in selected bare areas around the estate, to be in conjunction with a working bee to assist with labour: - & other action items.

There being no further business to discuss the meeting closed at 7:55pm

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