

MINUTES OF THE ASSOCIATION COMMITTEE MEETING OF OWNERS OF DEPOSITED PLAN 270218 HELD IN IN THE HUNTERFORD CLUB HOUSE ON MONDAY 11TH AUGUST 2025 COMMENCING AT 7.00PM.

William Chen (106) **PRESENT**

Greg Neilson (89)

Mario Christodoulou (72) Bill Sutton

Ravindra Naidoo (81)

Peter West (34)

Ron Bowditch (112)

APOLOGIES:

Yue (Kate) Xing (36)

Ken Bunt (105) – Substitution power given to Bill Sutton

(13)

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 the 14th July 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 July 2025 Monthly Financials as presented to

the Association Committee by the Acting Treasurer.

MEETING -**NOTES:**

Due to recent heavy rainfall, the approved cleaning of the Estate detention tanks and flood mitigation is now scheduled to be undertaken by A Style Plumbers on the 26th and 27th August (weather permitting).

The major water leak in the Mews (caused by a broken copper pipe) was completed on the 22nd July by Answer Plumbing Service at a cost of \$6,055.50. As it was necessary to re-lay a large area of pavers following the required excavation, RGS Landscape Care was approved to also repair broken / missing edge pavers around the Estate, whilst their team was onsite, at a combined cost of \$4,890.00 (including purchase of new paving stones to match and

disposal of broken & unusable old pavers from storage pen).

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- 3) Answer Plumbing Service repaired a leaking water meter gate valve (located on Association property) at 7 The Mews in early July as a cost of \$275.00.
- 4) As upgrading of the tennis court and lighting have now been completed to a high standard, residents are reminded that future bookings to use this facility are in a 1-hour block and must be made on the Hunterford Estate Website to ensure hassle-free access. It must also be noted that as per By-Law 15.2 proprietors relinquish the right to use Community Facilities (Pool & Tennis Court) during the term of a rental or lease.
- 5) Following a review undertaken by the Association Committee on the 17th July, the renewal of the Hunterford Estate Insurance Policies with CHU Underwriting Agencies Pty Ltd for a 12-month policy, with a total payable of \$28,774.46 (inclusive of all charges and fees) was approved for a one-year period from 11/8/2025. This compares very favorably with the prior year expense of \$28,140.49 for equivalent coverage. This minor cost increase is seen to be a direct reflection of the risk reduction programs and associated maintenance work undertaken by the Association over the last 2 ½ years.
- 6) On the 31/7/2025 Premier Strata confirmed that Hunterford Estate DP270218 has been successfully included in an Energy Procurement Initiative with AGL that is estimated to achieve a 28% discount on common property electricity usage and supply charges from the 1st June 2025. This is expected to deliver savings of approximately \$720 per year across both this year and the next.
- 7) Following a request made at the January 2025 AGM, the Treasurer and Secretary are currently reviewing 5 Strata Management Companies to determine if there is a viable case to pursue an alternative, able to provide equivalent service levels coupled with significant cost savings compared to our current Strata Managers. This review will also include the expense and additional major workload in changing Strata Managers. A summary report is to be prepared for the September AC meeting with a recommendation.

Next meeting will be held on Monday 8th September at 7pm to follow up the following items: Report on Detention Tank future maintenance / flood mitigation requirements.

There being no further business to discuss the meeting closed at 7:45 pm