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

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**PRESENT** Ken Bunt (105) William Chen (106)  
Mario Christodoulou (72) Ravindra Naidoo (81)  
Yue (Kate) Xing (36) Greg Neilson (89)  
Bill Sutton (13) Peter West (34) Ron Bowditch (112)

**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 the 20<sup>th</sup> January 2025 be confirmed and adopted.

**MOTION 2:** It was RESOLVED that following review of quotes from pre-qualified contractors for supply and installation of LED tennis court lights that quote no. 2067 dated 24<sup>th</sup> January from Sydney Sports Lighting for \$8,880 (plus GST) be accepted – A 2<sup>nd</sup> site inspection is to be arranged with a sample of light fittings to be presented prior to work order being raised.

**MOTION 3:** It was RESOLVED that following review of quotes from pre-qualified contractors for resurfacing and application of colour coatings / line markings to the tennis court that in principle approval be given for quote no. 4587 dated 22<sup>nd</sup> January from Courtmaster to be accepted for \$16,200 (plus GST). This work will be done after installation of new lights and any other repairs, and another site inspection will be required prior to work being undertaken later this year.

**MOTION 4:** It was RESOLVED that the reports from the Sub-Committees be noted and that their work be commended.

**MOTION 5:** It was RESOLVED to accept the January 2025 Monthly Financials as presented to the Association Committee by the Treasurer.

**MEETING NOTES:** Required structural repairs and repainting of the Brookside Park bridge were completed in January.

The soft fall material has been replaced in the Treetops Park play area.

Two (2) new White Crepe Myrtle Trees have been planted in Treetops Park.

The Mulching of the garden beds along Pennant Hills Rd has been approved and is scheduled to be done over the coming weeks.

Seating in The Grove Gardens is to be repaired by Bloom Carpentry as damaged sections became evident during our ongoing risk management assessment program. A Work Order has been raised for this job.

The estate gardens irrigation system is to be inspected to determine repairs required, costing and ongoing viability.

Residents are to be reminded that with the new **FOGO** garbage / recycling bins recently supplied by Parramatta City Council they are to ensure that, as per **By-Law 6.2**, all garbage containers are hidden from outside the Lot 1. Noncompliance will be reported.

A vehicle was seen to have been parked on the grassed area of Treetops Park over the weekend of 8-9 February. Parramatta City Council rangers will enforce this violation, and the maximum fine is 20 penalty units (\$110 per unit).

Skyline Landscaping Invoices for October 2024 (Inv 90008815) and November 2024 (inv 90011607) for \$8,471.13 each are to be offset by a credit of \$14,228.74 (plus GST) due to contracted work that was not performed prior to their contract finalisation as at 30<sup>th</sup> November 2024.

Swooping hawk duck deterrents have been installed within the pool area – these are doing a very good job of keeping ducks (and their mess) away from our pool. Unfortunately, one unit has been already destroyed by unknown persons. These deterrents are not toys and should be left alone.

It was noted in the Treasurer's report for January expenditure that the excessive printing and postage costs were a result of the large amount of documentation required to be included by legislation in the AGM Agenda in support of the unsuccessful Motion requested by one owner.

Next meeting will be held on Monday 10<sup>th</sup> March at 7pm to follow up the following items: Tennis Court upgrade and refurbishment and other action items.

There being no further business to discuss the meeting closed at 8:20 pm