
**MINUTES OF THE ASSOCIATION COMMITTEE MEETING OF OWNERS OF
DEPOSITED PLAN 270218 HELD IN THE HUNTERFORD CLUB HOUSE
ON MONDAY 10th AUGUST 2026 COMMENCING AT 7.00PM.**

PRESENT

William Chen (106)
Mario Christodoulou (72)
Greg Neilson (89)
Bill Sutton (9) Ron Bowditch (112)

APOLOGIES:

Ken Bunt (105)- Substitution power given to Bill Sutton
Ravindra Naidoo (81) - Substitution power given to Bill Sutton

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 13th July 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 July 2026 Monthly Financials as presented to the Association Committee by the Acting Treasurer

**MEETING
NOTES:**

- 2026 / 2027 Insurance Policy for Hunterford Estate.
After a comprehensive review and assessment of the insurance policy renewal report for Hunterford Estate - DP270218, your Association Committee has resolved to accept the 2026 /2027 policy offer from CHU Underwriting Agencies Pty Ltd at a cost of \$21,281.09 (inclusive). This is a reduction of just on \$7,500 on the 2025/2026 insurance policy expense (for equivalent cover) and is viewed as a reflection of our excellent claims history following the ongoing maintenance and risk assessment / reduction programs put in place by the current Association Committee
- Ducks have returned to being a winter nuisance in our swimming pool and causing a daily mess. We were testing the Pestrol Ultrasonic Duck Repeller units to humanely end their visits. These are Solar Powered with Motion Sensor Activation (only activated for movement within the pool area – not outside the pool fence) and emit sound and strobe lights to scare ducks away. – Unfortunately, our ducks have proven to be immune to this system.
- What has worked extremely well is the Pestrol Solar Powered Motion Detector Sprinkler System that sprays water on ducks (It appears that ducks don't like being sprayed with a water stream and have kept away from the pool since these were installed). The 2 duck repeller units were returned for credit and replaced with two more sprinkler units. The 3 sprinkler units will now be used during the non-swimming season to keep the ducks away from the pool & surrounds resulting in both a reduction in pool chemical dosage required to maintain the pool water in a pristine condition and the daily work required by volunteers in cleaning up duck mess.
- Following the successful trial by RGS Landscape Care (Our Estate Gardeners) of Gazina groundcover plants in Brookside Park and adjacent to the tennis court, additional plantings of Chinese Jasmine Tricolour plants have been undertaken to the Pennant Hills Rd Gardens and the large bare patches within Brookside Park. 9 cubic metres of Eucalypts Mulch have also been supplied and laid to tidy up the Cascades gardens.
- The AC has been advised of an abandoned & unregistered Red Mazda car (DD66PA) left outside 3/5 Hunterford Crescent in contravention of our By-Laws. Following "No Parking" signs being attached to this vehicle, with no response, action has been requested for this vehicle to be removed from the Estate – This is currently in process by Premier Strata
- The August edition of the Hunterford Estate Newsletter has been distributed by e-mail (for those owners who have supplied an e-mail address to Premier Strata Management) and will be letterbox delivered to all properties within Hunterford later this week.

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

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**MEETING
NOTES:**

- [illegible]

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

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