

MINUTES OF THE ASSOCIATION COMMITTEE MEETING OF OWNERS OF DEPOSITED PLAN 270218 HELD IN IN THE HUNTERFORD CLUB HOUSE ON MONDAY 13TH OCTOBER 2025 COMMENCING AT 7.00PM.

PRESENT Ken Bunt (105) William Chen (106)

Mario Christodoulou (72) Ravindra Naidoo (81) Greg Neilson (89) Ron Bowditch (112)

Bill Sutton (13)

CHAIRPERSON: Ravindra Naidoo

APOLOGIES: Yue (Kate) Xing (36)

Peter West (34) 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 8th September 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 September 2025 Monthly Financials as

presented to The Association Committee by the Treasurer.

MEETING On the 1st October Premier Strata launched a New Community App

NOTES: -PREMIER STRATA CONNECT - which

-PREMIER STRATA CONNECT – which is an all-in-one Community platform which is designed to simplify communication, streamline requests and enhance overall experience – Details have been sent out to owners by Premier and this program is available on both iPhone & Android (Can also be accessed through a web portal on personal computers) As the information on this Community App will continue to evolve and develop over the coming months / years all

Hunterford owners are encouraged to access this valuable resource.

With Daylight Saving commencing on Sunday 5^{Th} October our Master Electrician (Mario Christodoulou) has updated our time clocks for the assorted

pumps and lighting systems within the Estate.

During September, Answer Plumbing Services repaired a broken water pipe on Association Property at 14 The Terrace at a cost of \$1475.00 plus GST and replaced a split water isolation valve on Association Property outside 2 The

Mews at a cost of \$2,185.00 plus GST.

Premier Strata Management

Address: 6/175 Briens Road, Northmead NSW

Postal Address: PO Box 3030,

Parramatta NSW 2124 Fax 61 2 9630 1915

Phone 61 2 9630 7500

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MEETING NOTES:

There has been a recent spate of Illegal dumping of rubbish around the Estate, namely a very large double door refrigerator and a car tyre outside the Mews and assorted bags of old children's toys, 2 strollers and a car seat outside the Clubhouse which all had to be disposed at a significant cost to Hunterford. Parramatta City Council offers 4 free clean-ups yearly (bookings via online or call 1300 580 811). Illegal dumping will be reported to PCC and fines will apply.

Please also take any rubbish away with you after using the Pool or Tennis courts. (It should not be left to our hard-working volunteers to tidy up after you.)

Also, all bookings to use the tennis court must be done online to ensure no conflicts in access.

During late September & early October, A Style Plumbers were finally able to access the stormwater detention tanks located around the Estate, using a heavy-duty Vacuum truck to clean out accumulated debris which had been restricting drainage. Later this month there is a smaller pit to be cleaned out along with drainage work in Brookside Park. This is an expensive exercise, but regular maintenance is required for flood mitigation within Hunterford.

Over the weekend of 20th September, A P Pool Solutions undertook cleaning and rectification works to the upper Cascades waterway and chemically dosed the water to ensure its pristine and healthy condition.

There have been ongoing concerns with vehicles, not owned by Hunterford residents or approved visitors, being parked within Hunterford Estate for extended periods. Hunterford is a Private Estate and parking spaces are strictly for use by residents. Likewise, visitor parking spots are only for approved short term visitors. Action will be taken against offending vehicles.

A booking has been made for the 20th November with Powertek Fire Services Pty Ltd for our Annual Fire Inspection Report (at a cost of \$495 including GST) and for replacement of 3 fire extinguishers in the Clubhouse & Plant room (at a cost of \$550 plus GST) which will shortly exceed their tagged service life.

A tree permit application (TA/564/2025) has been made with PCC for removal of a dead Manchurian Pear Tree outside 5 The Grove and for pruning of a large dead branch from another Manchurian Pear Tree outside 1 The Grove. As part of their inspection, PCC is to report on the probable cause of this damage to both adjacent trees and what action is required.

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MEETING NOTES:

The Hunterford Estate Halloween Celebration is to be held in the Clubhouse precinct on Friday 31st October from 6 to 8 pm. A report on this event (and photos) will be included in our upcoming newsletter.

A small number of ducks continue to be a nuisance around and, in our pool, making a mess which requires cleaning by our pool maintenance contractor and volunteers. Please help by chasing away these pests if they are sighted around the pool. Whilst the pool and surrounds are serviced on a very regular cycle, pool users are encouraged to access the pool scoop and retractable water hose in assisting to maintain the pool in its pristine & healthy condition.

Next edition of the Hunterford Estate Newsletter will be distributed in early November.

Next meeting will be held on Monday 10th November 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 8:15 pm