

MINUTES OF THE ASSOCIATION COMMITTEE MEETING OF OWNERS OF DEPOSITED PLAN 270218 HELD IN IN THE HUNTERFORD CLUB HOUSE ON MONDAY 16TH JUNE 2025 COMMENCING AT 7.00PM.

PRESENT Ken Bunt (105) William Chen (106)

Ravindra Naidoo (81)

Yue (Kate) Xing (36) Greg Neilson (89) Bill Sutton (13) Peter West (34)

APOLOGIES: Mario Christodoulou (72)- Substitution power given to Ken Bunt

Ron Bowditch (112) - Substitution power given to Bill Sutton

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 12th May 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 that to accept the May 2025 Monthly Financials as presented

to the Association Committee by the Treasurer.

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MEETING NOTES:

- During the last week of May, Answer Plumbing Services repaired a broken water pipe at 6 Hunterford Crescent on the Association Property side of the water meter at a cost of \$5,440 plus GST – This was a major job as a Tuckeroo tree was required to be removed (by Forest Tree Service) to enable safe work access for the team of plumbers to cut away numerous tree roots to allow use of a heavy duty sucker truck to remove a large amount of material from around the area of the water pipe and assorted adjacent service lines. A section of the gutter and bitumen road surface was removed (and replaced) to allow access for freezing of the broken water pipe and replacement with a new copper pipe section.
- On the 10th June, Answer Plumbing Services repaired 2 newly identified water leaks in the irrigation system in Tree Tops Park at a cost of \$420 plus GST
- The owners of 4 Governors Way have advised that they are undertaking repairs on a, like for like basis, to their upstairs balcony – This was noted by the AC.
- On the 13th May a quote from Carpark Lines and Signs was approved by electronic vote for the application of a painted "No Parking "road marking at the apex of the corner outside 31 Hunterford Crescent at a cost of \$550 plus GST. This is a risk reduction measure as discussed with the inspector during our recently mandated and implemented WHS Site Safety Inspection. Residents are requested to please ensure that all parking restrictions around the estate are adhered to (including not parking across footpaths) to a maintain a safe environment for all.
- On the 21st May a quote from RGS Landscape Care was approved by electronic vote for laying of Sir Walter Buffalo grass to numerous bare patches located within the Estate and for supply and laying of Mulch in Tree Tops Park and around all tree rings at a cost of \$23,280 plus GST - recent consistent rainfall will ensure bedding in of new turf prior to summer growing season. Residents are also requested to assist in this by watering new grass areas adjacent to their properties as required.
- Our highly efficient webmaster, Samantha Edwards, has renewed the hunterfordesatate.com.au website hosting platform plan with WIX for a 3 years subscription at a cost of \$432.30 (this was a cost saving of \$393.00) -the next subscription payable will be in August for the hunterfordestate.com website which mirrors our existing site and directs any traffic to the correct Australian site.
- The resurfacing of our tennis court commenced on the 13th June (much delayed due the recent period of inclement weather) - this will entail the court being closed for approximately 7 – 10 days



- As a measure to control access to our pool by the local flock of ducks, who were making a huge mess on pool surrounds and in the water, orange bunting was installed across the pool (which will be removed prior to swimming season) as a deterrent to our ongoing duck problem – this seems to be working as we are now down to a small number of ducks who refuse to get the message that they are not welcome. Low decibel ultrasonic sensors are now being trialed in conjunction with the above to see if they will assist in keeping these ducks away

We are also looking for volunteers to assist in regular cleaning / hosing of the pool area whilst ducks continue to visit – A roster form is now attached to the exterior wall of the clubhouse and we seek support from estate residents in spreading the workload in ensuring that our pool environment is maintained in a healthy and pristine condition.

- Next meeting will be held on Monday 14th July at 7pm to follow up the following items: Sourcing of quotes from our Plumbers for cleaning of the water detention tanks around the estate, and other action items.

There being no further business to discuss the meeting closed at 8:00 pm

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