Premier Strata

MINUTES OF THE ASSOCIATION COMMITTEE MEETING OF OWNERS OF DEPOSITED PLAN 270218 HELD IN THE HUNTERFORD CLUB HOUSE ON MONDAY 12th OCTOBER 2026 COMMENCING AT 7.00PM.

PRESENT	Ken Bunt	(105)	William Chen (106)
	Mario Christodoulou (72)		
	Filipe Baccan	(11/15)	Greg Neilson (89)
	Bill Sutton	(9)	

APOLOGIES: Ravindra Naidoo (81) - Substitution power given to Bill Sutton
Ron Bowditch (112) - Substitution power given to Bill Sutton

ABSENT: Jason Roberts (93)

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 14th September 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 September 2026 Monthly Financials as presented to the Association Committee by the Treasurer

MEETING NOTES:

All members of the Hunterford Community are invited to the **HUNTERFORD HALLOWEEN PARTY** to be held on Saturday 31st October at 6:00pm – 8:00pm at the Hunterford Clubhouse. – *Please bring your own drinks & plate to share.*

The recommended repairs to the Eastern Boundary fence in conjunction with our adjoining Pennant Hills neighbours is not to proceed as one viable scope of works. Unfortunately, final agreement and approvals were not able to be reached with the 9 stakeholders involved – any future work required will need separate negotiation between the involved adjoining property owners as per the legislation of *The Dividing Fence Act 1991 (NSW)*

The Hunterford Estate swimming pool is serviced twice weekly by our contractor – on other days the pool and surrounds are cleaned periodically by volunteers to ensure a pleasant environment. We would therefore appreciate the support of all pool users with the following

a) There is a water hose, pool scoop and small shovels on hand to enable pool users to clean any mess left by our very unwelcome duck visitors (who seem immune to all activity to keep them away)
b) If the witches' cones are removed from the pillars separating the paddling area from the main pool, please replace them – these stop the ducks from nesting overnight on the pillars and leaving a mess
c) Please follow the signposted pool rules, especially regarding glass, no smoking and taking any rubbish away with you
d) The doors to the male and female amenities are to be left closed after use – there has been 2 recent occasions of wildlife (birds especially) accessing these areas and making an unsightly mess for our cleaners to make good when they attend each Tuesday.
e) Do not leave toys / books outside the Clubhouse – these are not used by the Clubhouse and require removal for approved disposal (Council rubbish cleanups are available via bookings through PCC)
f) And finally, if ducks are noticed within the pool area, please chase them away

Please ensure that visitor parking spots are left for the use of our welcome visitors – these are not for parking by residents.

A quote is being sourced for supply and instal of a Traffic Safety Mirror to the Peppercorn Lane light pole (at the apex corner at rear of 29 HC) to allow vehicles travelling in both directions to be aware of vehicles entering / leaving garages – Slow speed of moving vehicles is of course required anywhere within Hunterford Estate.

Next meeting will be held on Monday 9th November at 7pm to follow up the following items: - Planning for January 2027 AGM and other action items.

There being no further business to discuss the meeting closed at 7:50 pm