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**View Home Owners Association Annual General Meeting held at the
Hoedspruit Wildlife Estate Conference Centre, Hoedspruit,
on 30th June 2012**

Director's Present:

Richard Braun	RB
Brian Brink	BB
Anthony Cavill-Taylor	ACT
David Golightly	DG
Val Morgan	VM
Hugh Preston	HP (Financial Advisor)

Director's Apologies:

Jack Clarke	JC
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Minutes recorded by R Saverton

1. Signing of Attendance Register

Owners were requested to sign the attendance register as they arrived at the venue.

2. Welcome

The necessary quorum being present and due notice of the meeting having been given by the Board, ACT welcomed all members present at 10:04 and declared the meeting duly constituted. ACT reminded all present to sign the attendance register. ACT then ran through the Agenda which was displayed on a screen via a projector.

3. Apologies

Apologies and proxies were received at the RVHOA office from Owners of the following Raptor's View sites: RV022, RV054, RV076, RV079, RV082, RV106, RV107, RV122, RV125, RV126, RV141, RV155, RV156, RV165, RV189, RV209, RV224, RV234, RV252, RV267, RV272, RV277, RV287, RV292, RV297, RV307, RV310, RV311 & RV313.

4. Confirmation of the minutes of the AGM held on 2nd July 2011

The minutes were confirmed by members present:

Proposed by K Hartshorne (298)
Seconded by E Alsworth-Elvey (12)
Objections raised – none

5. Consideration of the Financial Statements Feb 2012

The financial statements were confirmed by members present:

Proposed by H Preston (288)
Seconded by M Severin (262)
Objections raised – none

6. Appointment of Auditors

ACT suggested that we retain the services of KPMG Nelspruit for the next year

Proposed by M Greenburg (237)
Seconded by S Flynn (271)
Objections raised – none

7. Auditor's Remuneration

ACT stated that the budgeted audit fee for 2012 from KPMG was R35000.00 excl VAT

Directors: R Braun; B Brink; A Cavill-Taylor; J Clarke; D Golightly; V Morgan; H Preston (Financial Advisor)

Proposed by J Holl (243)
Seconded by M Greenberg (237)
Objections raised – none

8. Appointment of Director's

ACT advised members present that the proposed Directors had been voted onto the Board: Brian Brink (re-standing), Michael Brooke (new appointment) and Anthony Cavill-Taylor (re-standing). ACT welcomed Michael to the Board.

9. Sub-committee Feedback

ACT advised that there was no separate Eco sub-committee report this year, as all the information was included in the Estate Managers report.

Construction

DG asked members present if anyone had any concerns with the construction report. H Marshall (243) asked if the Board will accept using fibreglass instead of concrete on the roof knocks, he further mentioned that the current concrete ones need constant maintenance. DG replied that no-one had approached the Board with such a request. RB stated that there would be more animal activity reported with the fibreglass knocks as there are more gaps, but the issue can be investigated if the need arises.

Security

H Marshall (243) asked if there had been any breaches during the year. There had only been one reported from the school. DG continued stating that even despite the fences being down for a period of time after the floods, there were no major breaches. K Hartshorne (298) mentioned that there was still an unresolved issue regarding alternate methods of access control. DG replied that this matter was still undergoing investigation.

Ecology & Estate Management

K Hartshorne (298) mentioned concern that there had only been one eco sub-committee meeting during the year and he was worried that member participation was being ignored. ACT stated that there had been 3 eco meetings held (KH had been unavailable for 2 meetings) and continued by saying that there were no major issues to be addressed. H Marshall (243) proposed a vote of confidence for Byron Wright, stating that he is doing a sterling job. BB mentioned that now the flood crisis is past, the estate needs to get to the original precepts, to enable all members to enjoy the benefits of living on a wildlife estate. Byron Wright requested that the owner's drive these sub-committees as his day is already very full with his immediate responsibilities. M Blair (170) asked why hold meetings when there were no issues to be discussed. P De Jager (330) replied that owners need to be pro-active in matters as opposed to reactive, as other estates in the area have been found to be. Act finished by stating that Byron is working very closely with Dr Peel in all matters regarding the ecological matters of the estate.

10. Special Resolution – Amendment to Home Owners Rules

DG explained that RVHOA is a section 21 company, and after discussions with a KPMG Director, it was recommended, for administrative purposes, that the following statement be added to the Home Owner's Rules.

ACT read out the additional clause **"It is recorded that the game on RV is owned by the member owners and not by RVHOA. Should the need arise, the RVHOA is authorised to dispose/realise any excess game, subject to sound conservation practises. RVHOA is authorised to retain the proceeds on sale of game (if any) as a special levy, which amount is obligated to be used to defray the cost of such game sale or other operating expenditure of the estate."**

M Blair (170) asked if this ultimately changed the ownership of the game. DG replied that the game still belongs to the members. He further stated that KPMG are hopeful that we could go back over the last three years tax returns and look for some refunds.

Proposed by P de Jager (330)

Seconded by S Flynn (271)

There was a show of hands with the majority in favour of this motion. The Home Owners Rules will be amended accordingly, and distributed to members.

11. General

- K Hartshorne (298) raised the issue of the transfer of the common property. BB replied that there was nothing to report back on yet as the issue is complicated, involving meetings between the conveyancing attorneys, RVHOA's attorneys and the Developers attorneys. He further explained that each individual site and servitude has to be accounted for. BB advised that he had spoken with our attorneys and requested an update to report at this meeting, they advised they were in the process of arranging another meeting with the Developers attorneys. BB advised that there are special clauses in the Articles dealing with the Common Property and that the Board is dealing with the best interest of the members at heart. He further stated if there is an issue requiring a vote, it will be distributed to owners accordingly. BB further stated that he has received absolute assurance that the Developer's company will not be allowed to de-register until such time as this transfer matter has been concluded. ACT continued stating that all the site/servitudes have been accounted for and checked with the Maruleng municipality. BB advised that the originals details of this property were lodged with the municipality but have since been "mislaidd". S Flynn (271) asked if there would be rates and taxes to be paid on the common property once it was transferred. DG replied that the common property is registered as recreational land and therefore does not attract rates and taxes. BB advised that he attends the meetings with the attorneys on the estates behalf. Once there was something more concrete to report members would be advised.
- P de Jager (330) asked about the fencing at the contractor's gate. ACT advised that the original fence had been placed in the wrong position, so it is now being re-located.
- K Hartshorne (298) requested more detailed information on the game transactions for the year. Byron replied that there were only some Nyalas sold to GRMS. The excess of warthogs were culled, 10 were caught live but this was time consuming and costly and was not a viable method. 12 Waterbuck were also removed, some live and some not. ACT explained that Giraffe and Waterbuck have a very poor re-sale value. He further stated that it is not economical to remove live game from a small estate such as ours, as we do not have the numbers to make it viable for the game capture company. Byron further explained our proximity to the buffer/control zone makes it very difficult to move live animals around the area. He continued stating that with the presence of the Wild Dog we did not have to cull any Impala this year. Byron stated that the game numbers are constantly being monitored regarding our estate carrying capacity.
- K Eschberger (84) asked if we would ever consider removing the fences and opening up the estate to the neighbouring estates. Byron replied that the Board would need a 75% majority vote to be able to consent to removing the perimeter fences.
- P De Jager (330) asked how the school fields will affect the owners around that area of the estate. Byron replied that access to the school fields had already been discussed with the Board and it has been agreed that the road will be closed off close to the Buffalo camp. G Gibbs (94) (SCS representative) stated that the majority of sports fixtures happen during the week. He further explained since SCS is such a small school, they have few teams and therefore there will be few fixtures. Greg requested that he be involved in the discussions of moving the access barrier. Byron thanked Greg and assured him that he would contact him when necessary.
- K Eschberger (84) asked about paving the main access road. ACT replied that would also require a 75% majority vote if the owners requested.
- H Steyn (188) stated that there had been a request from a potential new owner to move an existing access road. Byron replied that the road in question forms part of the common property and would require a special resolution from members to agree to move it. Byron further stated that it is not viable to close off and re-route the road in question.
- M Blair (170) stated that there was a R900k reduction in Estate Managing expenses (KPMG AFS) from 2011 to 2012. Roz Saverton replied that KPMG have a different

Directors: R Braun; B Brink; A Cavill-Taylor; J Clarke; D Golightly; V Morgan; H Preston (Financial Advisor)

method of reporting, but would investigate and advise him accordingly. ACT advised that the 2013 budget is based upon a break-even situation.

- H Preston (288) requested clarification regarding the Rescue Levy expenses reflected for 2012. Roz Saverton advised that this is the hang over from 2011 and it is now being brought to account and taken out of the Equity Reserves.

- J Arnestad (195) asked if the Board was aware that there was an unofficial RV website in use. ACT replied that the Board were fully aware of this and is handling it accordingly. Joan asked that it was recorded that she has 3 RV web names registered but is not using any of them.

- B Brink (57) stated that the outstanding levies are sitting at R1.3 million. He stated that the Board plug away at reducing this figure relentlessly. HP stated that there were 14 major debtors outstanding and our attorneys will eventually get to a stage of sale in execution. BB gave a vote of thanks to the financial sub-committee for their hard work.

- B Brink (57) stated that we have recovered from the worst flood in the history of Hoedspruit. He wanted to make comment about the number of people who went over and above their call of duty to assist the Board and Estate manager during that time. Brian gave them his congratulations and also to Jack Clarke for the stability of the causeway.

- H Marshall (243) made a complaint about a visitor who was very loud and disruptive at the entrance to the Lion trail recently. He stated that he feels that loud music and disturbing behaviour is becoming more prevalent on the estate. He feels it appears that this noise is coming from tenants and visitors as opposed to owners. Hugh stated that we are all living here to appreciate the bush and perhaps the owners need to be reminded about the day to day courtesies of living in the estate. M Greenberg (237) stated that fines should be issued for loud music.

- H Marshall (243) continued by stating that people are feeding animals, in particular a porcupine called Popcorn. This has caused issues with the monkeys, whose behaviour is now totally out of control. Hugh feels that these rules need to be re-enforced. ACT replied that when there are more people living on the estate we are going to have more culprits with regards to feeding animals. M Greenberg (237) stated that the feeding of wild animals is very dangerous as some have rabies, it could become a serious health issue.

- M Blair (170) went back to Hugh's issue with the loud music. He stated that he feels people should be allowed to play loud music as this person has obviously come to the bush to find themselves and is perhaps crying out for assistance.

- H Steyn (188) made mention that the contractors workers can be very noisy when they are driving onto the estate in the mornings and when they leave in the evenings.

- R Braun (255) raised a vote of thanks to Sarah & Derek Solomon (254) for producing the Raptor, and asked that owners submit articles and photos to them regularly.

- M Golightly (275) raised the issue of speeding again. ACT replied that this issue is raised every year. There was heated discussion about the subject from members present and the follow resulting in the following:

All members present agreed that Byron could use the RVHOA speed gun, provided there was grace given of 5 kms/hr to counter act any faulty speedometers in vehicles. Byron agreed that this is feasible and stated that he felt owners need to adjust their attitude when driving on a wildlife estate. K Hartshorne (298) stated that he had seen vehicles warning one another of speed traps by flashing drivers coming in their direction.

It was then discussed further to increase the basic speeding fine to R1000 irrespective of the speed. Members discussed this matter further and the following was proposed:

The first fine issued will be in accordance with the going rate

The second speeding fine will be doubled

The third speeding fine will be R1000.00, this all to fall within a six month period. A

sign will be erected at the entrance detailing this new fine structure. M Blair (170) stated "what if a person decides to take a rebellious perspective and that they will pay the speeding fine and then have the right to speed?" Byron will reinforce these new rules when speed checking is next done.

Proposed by B Brink (57)

Seconded by R Saverton (304)

Objections raised – none

Directors: R Braun; B Brink; A Cavill-Taylor; J Clarke; D Golightly; V Morgan; H Preston (Financial Advisor)

- P De Jager (330) raised the issue of pets being kept by owners. H Marshall (243) stated that this was minuted last year as well and it was unanimously agreed that no pets would be allowed to be kept on the estate. M Greenberg (237) stated that domestic pets can pass diseases onto wild animals and that it is incompatible to have domestic pets living with wild animals. He continued by stating the Wild Dog can die from domestic distemper. ACT reported that Byron and the Board can only react when they are given a specific formal complaint of this nature. P de Jager (330) asked if permission would ever be given for any householder to keep a pet on the estate. Byron advised that there is one serious health risk case where this has been allowed, but it is the only one in 10 years.

12. Meeting closure

K Hartshorne (298) proposed a vote of thanks to the Board for maintaining the stability of the estate and for hosting an early meeting. He sent best wishes to Jack Clarke for a speedy recovery and passed congratulations to Byron on his promotion and to Michael Brooks for being voted onto the Board.

ACT thanked all the owners and staff for their contributions to the estate and to today's meeting.

There being no further business the meeting was closed at 11.40am.