



Co Reg No. 2001/000705/08

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Raptor's View Home Owners Association Annual General Meeting held at the Quemic Conference Centre, Hoedspruit, on 6th July 2013

Director's Present:

Richard Braun	RB
Brian Brink	BB
Michael Brooke	MB
Anthony Cavill-Taylor	ACT
David Golightly	DG

Director's Apologies:

Val Morgan (Resigned)	VM
Hugh Preston (Financial Advisor)	HP

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, DG welcomed all members present at 10:02 and declared the meeting duly constituted. DG reminded all present to please stand and state their name and site number when speaking before the attendees for accurate recording purposes.

3. Apologies

Apologies and proxies were received at the RVHOA office from Owners of the following Raptor's View sites: RV011, RV022, RV042, RV073, RV079, RV098, RV125, RV135, RV141, RV176, RV178, RV209, RV216, RV224, RV234, RV235, RV263, RV265, RV269, RV286, RV288, RV305, RV310, RV311, RV320, RV321, and RV329.

4. Confirmation of the minutes of the AGM held on 30th June 2012

The minutes were confirmed by members present:

Proposed by B Saverton (304)

Seconded by K Hartshorne (298)

Objections raised – none

5. Consideration of the Financial Statements Feb 2013

The financial statements were confirmed by members present:

Proposed by B Saverton (304)

Seconded by H Marshall (243)

Objections raised – none

6. Appointment of Auditors

DG stated that we had been using the services of KPMG Nelspruit for the last 4 years. He further stated that we are satisfied with their services and would like to retain their services for the 2014 financial year. He advised that RVHOA is expecting Income Tax refunds for the previous 3 years, which KPMG is attending to on our behalf.

Proposed by R Braun (255)

Seconded by B Brink (057)

Directors: R Braun; B Brink; M Brooke; A Cavill-Taylor; D Golightly; H Preston (Financial Advisor)

Objections raised – none

7. Auditor's Remuneration

DG stated that the budgeted audit fee for 2013 from KPMG was R26000.00 excl VAT, an increase of 8% on the 2013 charge.

Proposed by R Braun (255)

Seconded by B Brink (057)

Objections raised – none

8. Capital Expenditure

DG reported that there is no formal budget for capital expenditure this year. However, the addition of the Bosvreter recently in May 2013, has proved to be valuable tool.

9. Appointment of Director's

DG advised members present that the proposed Directors had been voted onto the Board: David Golightly (re-standing), Hugh Marshall (new appointment) and Richard Braun (re-standing). DG welcomed Hugh to the Board and mentioned how important it is to have changes in the Board members from time to time. He mentioned that owners seemed unwilling to stand for Board Directorship.

10. Sub-committee Feedback

DG stated that the relevant reports had been issued to owners and asked if there were any issues members would like to raise at this point. There were no queries or questions.

11. Special Resolutions

Amendment to Home Owners Rules – Fire Breaks to be Mandatory

DG introduced the subject. Byron Wright (BW) explained the necessity for all developed sites to have fire breaks cut around the dwelling annually. Not only for owner's insurance purposes, be also to aid accessibility to sites in case of a fire. The fire break would need to be between 15 to 25 metres around the house. BW also advised that all new sites would require a fire break to be cut prior to construction commencing. ACT stated that the whole idea behind this resolution was one of prevention. He stated that the water pressure from the hydrants is only sufficient to fill the bakkie sakkie. He explained that the distance of the fire break from the house, will be decided by the owner's personal insurers and would be of a nature so that the owner does not lose privacy. RB further commented that the fire breaks aid in halting a fire from spreading to other properties. B Saverton (304) asked if there was a vote to be taken on this issue. DG suggested a show of hands. K Hartshorne (298) asked for a standard height of the grass to be cut, as his insurer's state ankle height. BW replied that the Board was only looking for general consensus of the idea for now, the finer details would be ironed out after discussion with the Eco sub-committee. J Arnestad (195) mentioned that certain insurers require that no branches of trees touch the thatch of a house. R Braun stated that this is an individual preference. There were no objections, the motion was passed unanimously.

Amendments to Architectural Requirements

Painting of Exterior Poles

DG explained that the dark exterior poles are not aesthetically pleasing with the two new exterior wall colours that were added at the 2011 AGM. It had been proposed that the rule be amended to read that exterior poles do not have to be stained dark but could be left their natural colour, after termite treatment.

There were no objections, the motion was passed unanimously.

Swimming Pool Colour

DG stated that the charcoal colour pools were the personal preference of the developer, and held no other ecological purpose whatsoever. It had been proposed that the rule be amended to state that pools may also be blue. There were no objections, the motion was passed unanimously.

12. General

•Common Property – BB stated that the issue with the transfer of the common property had been going on for 7 years. The Articles of Association state that once all

Directors: R Braun; B Brink; M Brooke; A Cavill-Taylor; D Golightly; H Preston (Financial Advisor)

the properties have been sold to individuals the common property should be transferred to the Home Owner's Association for no consideration. He explained that we do not pay rates on the common property. BB stated that there are differences in opinion regarding the value of the common property. An agreement was signed with the Developer 18 months ago. Andrew Bembridge is the conveyancing attorney for the developer. Raptor's View was using Johan van der Vyfer (ex Webber Wentzel) now at Fairbridges attorneys, and we have been passed onto Michael Young whose forte this is. We have given Fairbridges instruction to proceed at all costs, if we receive no satisfaction, then we will authorise them to litigate. The latest delay problem is that the property on which the Church and the Buffalo Camp have not yet been transferred from The developer to the individual owners, so are still part of the common property. Andrew Bembridge has recently obtained paperwork to proceed with this transfer, the balance of the remaining property would be the common property. BB mentioned that we still need to double check regarding the Land Claims issue. J Arnestad (195) stated that she has received an email from the Land Claims Commissioner for Limpopo, stating categorically that the claimants have been reimbursed for the common property on Raptor's View. BB continued stating that the Company's Act has recently changed and we are required to change from having Articles of Association to a Memorandum of Incorporation. We need to take all the rights and obligations for the owners and developer into the new document, so it would be better to have the common property transferred, and then attend to changing the Articles to the Memorandum. We are in the process of obtaining a full copy of the Articles from CIPRO for this purpose. K Hartshorne (298) asked how we are paying the attorneys. BB answered that the Board is trying to keep the legal fees as low as possible, Michael Young charges for work completed on a monthly basis. BB stated that the Board are very satisfied with Michael young in that he is tenacious and pushing very hard to resolve this issue. H Steyn (188) asked if the matter regarding the Church and the Buffalo camp came as a surprise. BB replied that about 68 hectares in the Northern part of the estate, was deemed not to fall into the common property, but there have been many changes in the land use, so we deem the remainder to be our common property. D Priest (165) asked if there is a time limit for the new MOI. BB advised that the original deadline was end February 2013, but since very few Companies have complied, the deadline has been extended. BB will find out the new deadline date and advise the Board accordingly. BB further explained that changes to the MOI would require a 75% vote from owners. K Hartshorne (298) stated that he was pleased to hear that there was new energy behind this issue as it is the biggest issue the estate is facing at the moment. BB reiterated that the Board are giving this issue their 100% effort.

- M Severin (262) stated that he had been a home owner since 2002 and has attended virtually every AGM since inception, even during the days when they were held in Johannesburg. Mike gave his congratulations to the Board on what has been achieved and how smoothly things are running on the estate. Mike mentioned that he sees a lot of new faces in the audience who are unaware of the fights at past AGM's. There was a round of applause from those present.

- H Steyn (188) stated that H Preston (288) had asked him to raise the issue of litter, especially around Osprey Dam, he also wanted it emphasised that littering would not be tolerated. DG replied that if an owner sees litter on the roadside, or even into the bush would they please stop and pick it up. He further commented that sometimes this happens when litter blows off the waste collection trailer and also the back of Contractor's bakkies. BW explained that the large quantity of litter collected on the Friday afternoon which H Preston had seen was not only collected around Osprey Dam but along the side of the main roads as well.

- G Strike (112) stated that there was no electricity at the Northern Traverse gate. He further stated that he had discussed this matter with both Byron and Tim Parker. BW replied that he will personally attend to remedying the situation.

- K Hartshorne (298) asked if the speed cameras were used for point to point speed trapping. ACT replied that the point to point speed trapping was far too time consuming for Byron, so the cameras are used for normal speed trapping at a certain point. DG further explained that although the speedster is not stopped at that time, the vehicle can be identified by the new access control system. H Marshall (243) commented that this new method seems to be working, as he has noticed a distinct drop in speedsters and road-kills on the roads.

Directors: R Braun; B Brink; M Brooke; A Cavill-Taylor; D Golightly; H Preston (Financial Advisor)

13. Meeting closure

DG made an announcement that 3 staff members will achieve their 5 year service during 2013. M Mogakane on 1st July, R Saverton on 1st August and B Wright on 1st December 2013, he congratulated them all.

DG announced that Raptor's View had been featured in a supplement to last week's Sunday Times magazines, for the best Wildlife Estate in South Africa, He further mentioned that this article will be distributed to owners at a later date.

K Hartshorne (298) proposed a vote of thanks to the Board for maintaining the stability of the estate and for achieving the "Leave a Legacy" policy.

There being no further business the meeting was closed at 10.45am.