



Co Reg No. 2001/000705/08

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**Raptor's View Home Owners Association Annual General Meeting held
at the Rhino Conference Centre, Hoedspruit,
on Saturday, 27th September 2014**

Director's Present:

Richard Braun	RB
Brian Brink	BB
Michael Brooke	MB
Anthony Cavill-Taylor	ACT
Hugh Marshall	HM

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, RB welcomed all members present at 10:03 and declared the meeting duly constituted. RB reminded all present to please stand and state their name and site number when speaking before the attendees for accurate recording purposes. RB also advised that there was a slight change to the Agenda, in that a Chairman's Report had now been included.

3. Apologies

Apologies and proxies were received at the RVHOA office from Owners of the following Raptor's View sites: RV020, RV024, RV034, RV037, RV042, RV054, RV055, RV064, RV068, RV089, RV098, RV106, RV127, RV135, RV147, RV155, RV158, RV159, RV162, RV167, RV168, RV178, RV199, RV206, RV209, RV219, RV221, RV222, RV224, RV226, RV227, RV234, RV265, RV272, RV285, RV286, RV288, RV289, RV297, RV320, RV321, RV322, RV328, RV329 and RV330.

4. Confirmation of the minutes of the AGM held on 6th July 2013

The minutes were confirmed by members present:

Proposed by D Solomon (254)

Seconded by K Hartshorne (298)

5. Consideration of the Financial Statements 28th February 2014

The financial statements were confirmed by members present:

Proposed by R Severin (240)

Seconded by B Saverton (304)

6. Appointment of Auditors

RS stated that we had been using the services of KPMG Nelspruit for the last 5 years. She further stated that we are satisfied with their services and would like to retain their services for the 2015 financial year.

Proposed by B Saverton (304)

Seconded by R Severin (240)

7. Auditor's Remuneration

RS advised that the budgeted audit fee for 2015 from KPMG was R35000.00.
Proposed by B Saverton (304)
Seconded by K Hartshorne (298)

8. Chairman's Report

RB mentioned that Hoedspruit is a growing town and that the Board is very busy. RB applauded RS & BW (and his staff) for their service to the association. Thanks were given to all the sub-committees. RB encouraged members to join the various sub-committees.

Security – RB reported that the estate is also growing and security is the first priority on the estate. A meeting has been held with the new Police commissioner. He stated that Hoedspruit has a low crime rate and that the local police do not have sufficient staff to monitor the area, thereby it is of a benefit to us to assist in our own capacity on our own estate. RB asked that owners advise the office when any building or maintenance is being done purely for security reasons. RB explained the IDECO testing of all contractors.

Communications - RB advised that Lovelle Henderson (213) will be issuing a welcome pack to new owners which will include guidelines and contacts as well as the rules. RB suggested that we hold more information evenings and social gatherings to pass on information. The Board is endeavouring to be totally transparent. The Board is looking to develop an interactive website with the assistance from the Solomon's (254) and Lovelle Henderson (213). RB encouraged members to go on a tour with Byron, around the estate to see what goes on behind the scenes.

Estate Matters – The building committee is going to investigate going green on the estate. All rules and regulations are going to be consolidated and brought up to date, then will be incorporated into the new MOI. A special SGM will be held to discuss the new rules prior to accepting them. The legal fees for the common property have been paid to start the process in the final transfer. Once the property is transferred then we can change the Articles of Association to the Memorandum of Incorporation. We are looking to re-zone the estate as a conservancy as this will have direct effect on the rates we are being levied by the municipality. RB summarised the 5 year plan which the Board hope to initiate to improve/upgrade the electricity and water reticulation, the purchase of site 10 and maintenance of the roads, which will cost members an additional R300/month.

Finance – RB advised that there were 9 bad debts owing a total of R1.6m. He advised that Estate agents have been approached to assist with the sale of these properties. RB reported that no building will be allowed on an undeveloped site if there are levies outstanding on the property. A pre-sale inspection is now also being incorporated on all developed sites prior to the issuing of clearance certificates.

Inter-Action with other Estates – RB reported that meetings are being held with other estates in Hoedspruit so we can pool ideas. He suggested that RVHOA join membership of the HCC, and explained that if we became part of this association, we would have the support against the municipality.

R Dumbleton (291) – asked if we can name and shame these 9 bad debts. RB advised that we have taken advice from our debt collection attorneys and explained that the legal process of collecting debts is a long drawn out matter.

S Tremeer (150) – asked why there is a delay in the issuing of the MOI. BB explained that until such time as the common property is transferred to the HOA we will still have to maintain the original Articles with all relevance to the developer. BB advised that KPMG have assisted with drawing up a new MOI which will be finalised once the obligations of the Articles are met.

5 Year Plan - RB advised that the 5 year plan will be ongoing, as there will always be projects to be conducted on the estate. The vital issues to be addressed are the water

& electrical reticulation. There will be a sub-committee put together to run these projects. Acquisition of Site 10 (R376000) for a new entrance will alleviate congestion at main gate/school gate & contractor's gate.

R Dumbleton (291) - asked who currently owned the property site 10- RS replied that the property was owned by Meyer & Blunden

J Holl (242) - asked if the neighbours to site no 10 had been consulted – ACT replied that Vincent Barkas had been consulted in this matter and that he had no qualms as there will be a large green belt between the properties. ACT advised of the benefits of having our own access from the main road.

J Arnestad (195) – advised that she has the property listed for a cheaper price R320k. ACT replied that the Board have already put an offer in on the property, and that if we lost the opportunity haggling over the price, we would lose the ideal access road/site.

R Dawson (56) – asked who would hold the ownership of the property – ACT advised that it would be held by the HOA.

A McKechnie (307) – advised that we must be careful not to confuse the service providers ie. Quemic Security & Quemic Medical Response.

Stan Watt (176) – asked that if we are a NPO why did we make R800k profit for the year. RS replied that expenses came in under budget. R Dawson (56) stated that it is better to have a profit to build reserves. ACT advised that the bad debts will be written off against the reserves if necessary.

R Severin (240) Asked about legal fees already spent. ACT replied that there are fees for common property transfer and also defending a pet issue.

O Ahrens (203) – Asked if the additional R300/month will cover all the Capital projects ACT advised that was correct.

9. Appointment of Director's

RB advised that Brian Brink was standing down this year and he gave thanks to Brian for his appreciated contribution over the last 5 years. RB advised members present that all the proposed Directors had been voted onto the Board: Michael Brooke (re-standing), Anthony Cavill-Taylor (re-standing), Peter Hartley (new appointment), David Spencer (new appointment) and Rob Severin (new appointment). RB welcomed the new members to the Board and mentioned how important it is to have changes in the Board membership from time to time.

10. Sub-committee Feedback

Construction: RB reported that there are currently 11 building projects on the go with plans for another 8 having been approved

Security: RB reiterated that security is the top priority. No incidents have occurred in the last year. IDECO testing has already been discussed and we are looking to extend that to domestic staff as well. RB ran through the security statistics. Road Blocks have been instituted to check for correctness, RB asked members to be patient when these are ongoing.

J Holl (242) – asked that with a new entrance, will the members have a separate boom from the contractor's? RB answered that this project is still in the planning phase. There has been a preliminary design done by Peter Hartley which will be distributed.

D Solomon (254) – asked about security between SCS and RV, and that there seems nothing to stop people wandering off the school property onto RV. Ant de Boer advised that there have been no breaches of this nature. RB advised that if we have a new entrance, we will all be utilising one security company. This matter will be discussed at the next SCS liaison committee meeting.

Directors: R Braun; B Brink; M Brooke; A Cavill-Taylor; H Marshall

K Hartshorne (298) – stated the he appreciates the sms portal system for instant messaging of alerts and notifications.

Ecology: HM asked if any members present had questions.

S Tremeer (150) – asked why is it necessary to cull. HM replied that there are strict control structures with regards to numbers of animals on any wildlife estate. BW advised that we have a certain carrying capacity. He advised that Dr Mike Peel comes out once a year to advise us on this issue. Over population of certain animals have a bad effect on the grazing and bush. There are many factors which affect the managing of the carrying capacity.

S Tremeer (150) – asked if the animals are treated humanely during culling and what happens to the carcasses. BW advised that the carcasses are sold in Acornhoek and the funds are put back into the estate. RB advised of the one year that we took animals off the estate for re-lcation and how stressful it was for them.

W Posthumus-Meyjes (33) - asked how accurate the game count figures are. BW advised that it is difficult doing an aerial count. He advised that certain species can easily be distinguished between the sex from the air, but for those species you cannot distinguish, they are classified as female.

A Watt (176) – asked if the issue of domestic animals is on the agenda? RB advised that it is.

R Keene-Young (259) - asked if it would help if owner's counted animals near their homes on game count day and advised Byron. HM replied that the aerial count is done in 2 hours, and certain information on a given day may be helpful, or it may cloud the issue.

Estate Management: RB advised that the causeway project will be completed by the end of October before the rains come. Three road circles will also attended to thereafter.

K Hartshorne (298) – stated that he feels there are still too many speedsters on the estate, and that insufficient fines have been issued. RB responded that the main culprits exceeding the speed are actually owners and not contractors.

P Hartshorne (298) – raised the issue with regards to motorists flicking cigarette ends (stompies) out of their windows.

G Brown (192) – suggested putting up a sign with the 30km limit and the no smoking circle. RB replied that he will take this up with the contractor's at the next contractors meeting.

Common Property: RB advised that we are waiting for this matter to be finalised. ACT reported that a letter from the Commissioner with regards to clearance of the land claims issue is available to view at the office.

11. Special Resolutions

3 issues were raised with regard to animals and pets from S Tremeer (150)

BB advised that he will chair this section of the meeting as he has not been directly involved with this issue.

1). Cruelty to animals – BB read the motion out and introduced S Tremeer (150) as the proposer: She explained the circumstances surrounding the euthanasing of her daughter's pet cat. BB asked for someone to second the motion. There was no response from the members assembled. BB advised that if there was no seconder for the motion, there will be no further discussion and the motion will not pass. A De Boer (326) seconded the motion – BB advised that the matter was now open for discussion. RB explained the current policy with regards to the euthanasing of domestic pets. RB stated that over the last few AGM's this issue has been raised. The cat was

unidentifiable as belonging to anyone. RB suggested that if we emailed all the members to ask who the cat belonged to, are we then not trying to promote the ignoring of the no pets rule. RB continued stating that cats have a very bad effect on wildlife on the estate. He stated that the onus for the demise of the cat is the cat's owner. K Hartshorne (298) stated that the reality of the issue is that we do not need a policy for euthanasing of pets as there should be no pets resident on the estate. With regards to culling wildlife, K Hartshorne (298) feels that a policy for this is warranted. MB advised the current policy with regards to pets on the estate: If the owner can be indentified, the owner is consulted and fined and advised to remove the pet from the estate. If we cannot identify the owner we then put it down, this is the most humane way to deal with cats. S Tremeer (150) admitted that they were in the wrong in having a cat at the property, but stated that the current policy was not followed. ACT made a counter motion with respect that this issue be dropped immediately, until such time as the legal matter with regards to the disposal of the cat is revoked. This written counter motion was handed to BB who read it out as follows:

That while there is an ongoing legal challenge in this respect, the RVHOA will not further these motions.

J Holl (243) asked about the process of counter motions. S Solomon (254) asked what the legal situation is with regards to the litigation against the Board. ACT replied that the Board received an extensive legal letter with a long list of demands. ACT advised that he is not prepared to compromise the situation and that the matter be taken off the table until the legal issue is completed. R Braun advised that legal costs are at R25k and still not completed. S Tremeer (150) stated that a simple apology would have sufficed and that she felt the expensive legal fees could have been avoided if a local attorney was used. BB suggested that we need to find a way to go forward and work harmoniously. R Dawson (56) asked if anyone knew what the by-laws of the municipality are. No one had the answer. S Tremeer (150) stated that she is only asking that the matter be handled in a humane manner. K Hartshorne (298) suggested that Mrs Tremeer and the Board get together without legal representations to resolve this matter. KH suggested that S Tremeer (150) joined the Eco sub-committee. A Bailey (259) asked could the motion not be withdrawn by the proposer and settled as mentioned by KH. S Tremeer (150) asked if the new policy would fall under the local by-laws. Members present said no. O Ahrens (203) asked how many members have been approached this year with regards to pets. RB replied 2 or 3. B Saverton (304) advised that this matter has been raised at countless AGM's. He felt that if we start watering the rules down, that we would open up ourselves to plenty of abuse. BW stated that he would be happy to discuss this issue with S Tremeer, and would like to support KH's suggestion. KH read his written motion out to the assembled members:

Motion proposed that: the original proposer and the Board agree to engage on a resolution to the subjects of the motions without legal representation or cost and may include

- Mutual apologies
- Involvement of the eco sub-committee to draft future policy and procedure
- A recommendation to the Board for the sub-committee

This motion was seconded by R Dawson (56). J Scorer (299 & 300) stated that since she had to leave the meeting, she would vote for KH's motion. Ms Dawson (56) asked how many cats are we killing per day/month/year? BW advised that there is an issue with feral cats in the town of Hoedspruit. He continued stating that we have not had many incidents recently. M Brooke (200) stated that he would like to give the Board's perspective, that once they discovered that it was a pet cat, the Board regretted their decision immediately and he then asked Mrs Tremeer to withdraw the 3 motions. S Tremeer advised that if KH motion is adopted, then she will withdraw the motions. A

vote was held by a show of hands, the amended motion passed. Thanks to KH for the secondary motion.

2). Culling of animals – taken off the table

3). Culling of pets and other animals – taken off the table

12. Memorandum of Incorporation

S Tremeer (150) - asked if members were going to be involved in putting together the new MOI. BW replied that once the first draft is ready it would be distributed to members for their comment and replies. The final draft would be voted on at an SGM. RB explained the Deviation from a Rule form.

13. General

D Solomon (254) - stated that he and Sarah are looking for content for the Raptor. He said that photos, articles in fact any content would be welcomed. The assembled members gave Derek & Sarah a round of applause for the successful bi-monthly production of The Raptor.

S Pollock (54) - an email query with regards to controlled burns had been received – RB advised that this would be discussed with the Eco committee.

S Pollock (54) - an email suggested installation of cycle tracks on the estate had been received. RB advised that this matter will also be handed over to the Eco committee.

J Brown (192) Suggested voting for the 5 year plan.

RB asked for a show of hands to see who is in support of this 5 year plan. A Bailey (259) recapped to confirm that there will be a sub-committee formed to run these projects and the members will be advised all the way through the projects. RB agreed that this was correct. A Bailey (259) also stated that he feels that the Quemic Medical rescue plan should not be included in the package, the majority of the members present agreed. R Dawson (56) asked if we are voting for a R300/month increase in the levy basically to cover the 5 year plan. RB agreed and advised that members will be informed all through the process. D Solomon (254) asked when the increase (if accepted) would be introduced. 1st October 2014 would be the date of the first charge. J Arnestad (195) asked if the extra R300/mth would stop after 5 years? RB advised that it would be there for ever, as there will always be more projects needing to be conducted to maintain Raptor's View as the premier estate in Hoedspruit. The motion was carried unanimously. RB thanked everyone for their vote and appreciates their support in moving Raptor's View forward.

14. Meeting Closure

K Hartshorne (298) gave the Board and staff thanks on behalf of all the members, stating that their efforts were greatly appreciated and that he felt the Board was upholding the RV motto of "Leave a Legacy Behind"

There being no further business, RB closed the meeting at 12.10pm.