



Company Reg no. 2001/000705/08

P O Box 1502 HOEDSPRUIT 1380  
 Business Suites No3, Khayagelo Village  
 Main Street Hoedspruit

Tel: 015 793 0267  
 Fax: 086 684 0514  
 Email: rvhoa@mweb.co.za

## **INFORMATION EVENING HELD AT QUEMIC CONVENTION CENTRE ON THURSDAY 18th JUNE 2015. QUESTIONS & ANSWERS FEEDBACK**

### **1). MEMORANDUM OF INCORPORATION & ESTATE RULES & SCHEDULE OF FINES – PRESENTATION BY PAUL TRUTER & AMY JONES**

<b>SITE NO</b>	<b>NAME</b>	<b>QUESTION/COMMENT</b>	<b>ANSWER/ RESPONSE</b>
206	Jurgen Elbertse	<p>Thanks to the Board for all the effort.</p> <p>1). Concerned that new MOI gives the Board the right to change rules &amp; regulations as they go along, particularly with Home Owner's rules. Uncomfortable with this regulation that the Board can change rules without consultation.</p> <p>2). Do we have to vote for the changes of every document.</p> <p>3). Does the Board have the right to speculate in any other company.</p> <p>4). Members right to a meeting and the access to certain information.</p> <p>5). Item 9.6.2 should it not be 25% the same as clause 9.8.3.</p> <p>6). Non-association members as a Director. Members must have a vested interest in the estate, a non-member would not. No Board member should ever be paid, they must have a vested interest for the</p>	<p>1). The power was always there with the Directors, in terms of the Articles and MOI, this is the standard case. It is not always practical to deal with every individual's requirements to suit every member. Substantively, there have not been many changes in the existing rules, the substance of the rules has not changed that much.</p> <p>2). Only vote on the MOI.</p> <p>3). The Board has the right to forward the betterment of the Assoc by any means. This is not a preventative clause, as it is to the member's advantage. This statement is required by law.</p> <p>4). In terms of the Company's Act, the Board meeting minutes are the property of the Board. The Board may take a decision for the betterment of the Assoc.</p> <p>5). Truter Jones agreed this should be changed to 25%.</p> <p>6). The reason is that it allows for a Director with specialist knowledge to be involved on the Board. Richard Braun stated that the Board has been granted the permission to run the estate on behalf of the owner's, via member's vote.</p>

		<p>betterment of the estate.</p> <p>7).a) Clause 27. 2, upon the winding-up or dissolution of the Association, why must the entire net value of the Association be distributed to one or more non-profit companies.</p> <p>7).b) Should the Association should not be a profit company then?</p>	<p>a). This is an express requirement in terms of the Companies Act (item 1(4)(b) of Schedule 1 to the Companies Act).</p> <p>b). This it is not possible because the Association was incorporated as a section 21 company in terms of the old Companies Act and is now categorised as a non-profit company in terms of the new Companies Act.</p>
		<p>8). Schedule of Fines – Believes that all fines should be incremented for repeat offenders, irrespective of the fineable offense.</p>	<p>Logically this makes sense, changes will be discussed.</p>

2). CAPITAL PROJECTS – PRESENTATION BY PETER HARTLEY

<b>SITE NO</b>	<b>NAME</b>	<b>QUESTION/COMMENT</b>	<b>ANSWER/RESPONSE</b>
304	Brian Saverton	40 Amp Relay? How does it work?	Depending on how it is programmed, it will temporarily cut off certain appliances from the electrical supply for a short period of time, to avoid over-reaching the 40 amp breaker.
254	Derek Solomon	Who do we order the pressure reducing valve from?	Contact the office.
192	Jeremy Brown	Time frame to install the pressure reducing valve?	Before connection to the new water tank system, before the end of August this year.
255	Richard Braun	Advised that no further water tanks will be allowed at each individual site	
195	Joan Arnestad	Suggested that someone should drive a proper meeting with the municipality and the AFB, the water supply issue would be resolved without extra cost to the members.	Richard Braun replied that RVHOA is currently in contact with all the other estates in this regard, but feels that to be self-sufficient is a better long-term solution. Byron Wright advised that everyone north of the Sandspruit has water pressure problems and lack of supply is an issue, so with this project, we will reduce the whole water supply and pressure issue.

			Peter Hartley advised that Khaya Ndlovu will be contributing to this project as they draw their water from our supply.
173	Ryan Forder	The current Fire Hydrants, are they in working order?	Byron Wright replied that they are all in working order, but are actually useless unless it is to fill up a water tank. You would need to block all the other water draws for that hydrant for it to operate efficiently. Byron is busy working on the fire rescue project.
307	Arthur McKechnie	When will the dam repairs be conducted?	Ideally, before the next rains.

### 3). SEWERAGE TREATMENT SYSTEMS – PRESENTATION BY RICHARD BRAUN & BYRON WRIGHT

<b>SITE NO</b>	<b>NAME</b>	<b>QUESTION/COMMENT</b>	<b>ANSWER/RESPONSE</b>
304	Brian Saverton	If you have an existing “old” system, how much would it cost to convert to the “new” system?	There are capsules which can be added to the discharge side which will assist. Biomite and Biorock system modules are available. Supplied by local companies at around R54k. Hugh Marshall added that we are fortunate that we are not pumping from bore holes as our water would be contaminated, and that it is necessary to concern ourselves with the ecological benefits of these new systems.
195	Joan Arnestad	Stated she does not generate sufficient waste water to warrant the cost of R78k for the “new” waste water system. Furthermore, an additional R23k to fit heat pumps whereby the household will only have 3 bedrooms ie. 6 beds. Feels that there should be allowances to the building regulations.	Richard Braun replied that he is aware that individual members have individual needs and advised that the ROD and the necessary household requirements are based around an 8 bed household. At the end of the day, the Board cannot manage by individual members needs.
307	Arthur McKechine	Feels the solution to limit the power to the 40 amp breaker will alleviate the method of being dictatorial with regard to usage per household, irrespective of	No response was necessary.

		the number of beds in the household.	

**4). YOUNG LEOPARD STORY – SLIDE SHOW PRESENTATION PER BYRON WRIGHT**

192	Jeremy Brown	What do we do in the future with problem animals? Was it correctly handled? Does the Board not feel that Byron and his staff’s time was ill-used during this time. Should we not be re-addressing our association with SCS in the future. Perhaps this is matter for discussion at the AGM.	The presentation was greatly appreciated by all present. RV206 Jurgen Elbertse responded that he has been requested to discuss this matter on behalf of SCS with the RVHOA Board to address the matter with regard to “problem” animals and to draw up an agreement going forward. RV304 Brian Saverton asked if the school be interested in contributing towards the costs of such future relocations. Jurgen answered that the school has issues with regards to the leopard’s familiarity around the schools property.
171	Eric Simpson	Feels that the leopard was removed for the correct reasons and this needs to be addressed in the future.	RV304 Brian Saverton replied that he feels members of the association have lost out that the leopard had to be relocated. Is this not the reason why we chose to live in a wildlife estate?
	Byron Wright	The Board agreed with all arrangements that were made with regards to the Leopard. He is happy that she has been removed to an area where she will be free and happy. Byron re-iterated that the Board has a good relationship with the school and agreed that a new MOU must be arranged.	RV207 Jurgen Elbertse feels that a Nyala is just as dangerous as they are so habitually friendly around properties. Richard Braun stated that the feeding of animals is very detrimental to the health of the animal.

**5). DIRECTOR NOMINATIONS**

255	Richard Braun	Introduced all the Board members to those members present.	
276	Dave Spencer	Asked who, amongst those present, would be	Joan Arnestad Abel Erasmus

*Directors: R Braun; M Brooke; P Hartley; H Marshall; R Severin; D Spencer*

		interested in joining the Board.	Eric Simpson
--	--	----------------------------------	--------------

6). GENERAL

263	Des Anderson	Feeding of animals, and no water holes at properties, seems a poor decision especially during the winter months, considering we were allowed to purchase lucerne a few years ago.	Hugh Marshall agreed that bird baths are allowed. Feeding and watering of animals is poor as they need to move to the areas where the water and grasses are now more readily available, main thanks due to Byron and his team with their bush clearing, that the natural grasses are now coming through. Familiarisation with the animals is completely unnatural. Richard Braun further commented that the site clearing on individual sites is very beneficial to animal and bird movement.
195	Joan Arnestad	Are the sub-committee meetings still going?	Richard Braun replied that they are, but no regular meetings are scheduled if there are no issues to be addressed. All the sub-committees are holding meetings after this information evening.

The information meeting was closed with thanks at 7:55pm.