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## **INFORMATION EVENING HELD AT QUEMIC CONVENTION CENTRE ON THURSDAY 21<sup>ST</sup> AUGUST 2014. QUESTIONS & ANSWERS FEEDBACK**

### **1). QUEMIC MEDICAL RESPONSE – PRESENTATION BY TAMMY PRINSLOO FROM QUEMIC**

<b>SITE NO</b>	<b>NAME</b>	<b>QUESTION/COMMENT</b>	<b>ANSWER/ RESPONSE</b>
298	K Hartshorne	What rate will be charged if there are less than 200 members wishing to join?	A rate will be determined dependant on how many members join the scheme, this rate will be negotiated with the Board.
255	R Braun	Can tenants be included?	Tenants can be included, they can register directly with Quemic for the duration of their lease on the estate.
204	W Mew (Tenant)	Should the owner or the tenant be responsible for this cost?	That would be determined between the owner and the tenant. The membership can be transferred if the tenant moves to another property either on RVWE or in the Hoedspruit area.

### **2). WATER RETICULATION – PRESENTATION BY IAN VOSLOO OF CONSOLV CONSULTING ENGINEERS (HOME OWNER AT RV064)**

<b>SITE NO</b>	<b>NAME</b>	<b>QUESTION/COMMENT</b>	<b>ANSWER/RESPONSE</b>
206	J Elbertse	How was the water consumption determined per household?	Byron Wright replied that the actual annual readings were utilised and averaged over the entire estate.
307	A McKechnie	Felt that the water consumption was reported on the high side.	Rather err on the side of caution.
298	K Hartshorne	Only 1 storage tank to be installed?	Presently, another tank can be added when there is further development.
206	J Elbertse	Will Khaya Ndlovu be prepared to contribute to financing this project?	Richard Braun replied that 2 members from Khaya Ndlovu were invited to this presentation as it affects their

			estate and that they would be willing to contribute.
255	R Braun	Do we need to install this water storage facility, wouldn't it be better for owner's to install their own Jojo tanks at their homes?	That can also be done, however, it will not resolve the issue when there is no water supply from town.
206	J Elbertse	Whether a large storage tank or individual Jojo tanks, the municipal supply is still a criteria.	
33	W Meyes	Has made alterations to his swimming pool to supply water to the household when there is no local supply.	
206	J Elbertse	This must be put to a vote at the AGM.	R Braun replied that it would be included in the Agenda. Anyone who has any other suggestions is welcome to put them forward to the Board.
124	R Kraidy	Advised that the suggested price/site R4500 iso R7500 for a Jojo tank.	
176	S Watt	Perhaps there are households who would not want to contribute.	
195	J Arnestad	Is this not a developer issue?	R Braun replied that we have to look forward to the next 5 years and not get involved in another legal wrangle.
240	R Severin	MLM often have no water to supply, therefore we are trying to establish a water storage facility for the whole estate.	R Braun advised that the Board is currently making application for water rights, which would allow us to receive our water direct from the Blyde and no longer be reliant on MLM.

**3). ELECTRICAL RETICULATION – PRESENTATION BY ANDRIES CONRADIE AND ROB ALLEN OF MOTLA CONSULTING ENGINEERS**

<b>SITE NO</b>	<b>NAME</b>	<b>QUESTION/COMMENT</b>	<b>ANSWER/RESPONSE</b>
176	S Watt	Was under the impression that the last electrical fix was final.	R Braun & K Hartshorne advised S Watt that the last electrical upgrade was only a "Rescue" fix and did not finalise the supply issue.
307	A McKechnie	Is there a feasibility study for the Rescue Plan?	R Braun advised that there was and it would be emailed.
298	K Hartshorne	Can this upgrade be phased into the areas that require	It can be phased in dependant on the percentage usage from

		immediate attention?	the KVA supply.
296	P Hartley	Would the costs of installing the 5KVA version be waste, if we felt we need to upgrade to 7 KVA at a later stage?	They would not. The bulk of the cost is for the transformers, therefore 90% of the 5KVA upgrade costs would not be wasted.
195	<u>J Arnestad</u>	What would be the impact if the estate went solar?	This would assist greatly, particularly with geysers.
195	J Arnestad	How much would it cost to convert a house to solar and would the owner get an incentive for doing so?	Rob Allen replied that a standard 3 bedroomed house would cost around R200k to be converted to solar. There is also the issue with the lead batteries, which only last 10 years, so would need to be replaced. Rob advised that it is not currently economical to run purely on solar power.
206	J Elbertse	Has completed a study for a 5 bed roomed house costing R500k for the solar and design.	Heat pumps would assist.
206	J Elbertse	The Board need to change the Building regulations to assist in this matter. Eg. cooking with gas and installation of heat pumps.	R Braun replied that all the current rules are undergoing a facelift and this will be incorporated.
			Andries Conradie advised all present that the Board made the correct decision 5 years ago.
33	W Meyes	Are the service cables the biggest issue? The rule is that from the kiosk to the house is the responsibility of the owner.	The plan is to strengthen the current installation. RV cannot have less than a 10% voltage drop. The 5KVA solution would be ideal for the budget constraints.
124	R Kraidy	We are currently on the 3-5 KVA which is holding up. Would we have to upgrade to 5-7KVA when more houses are established?	It depends on which line the houses are added. Currently, only 67% of the estate is developed, it will be when the estate is 100% developed that you will experience difficulties.

#### 4). COMMON PROPERTY – PRESENTATION BY ANTHONY CAVILL-TAYLOR RVHOA BOARD MEMBER

SITE NO	NAME	QUESTION/COMMENT	ANSWER/RESPONSE
206	J Elbertse	MOI requires a vote at the AGM.	Agreed.
33	W Meyer	Contractors and Owners would use the same gate?	Correct.
33	W Meyer	What about waste disposal	This would be incorporated into

		site?	Site 10. No discussion has taken place with the owners at site 11 yet. This would be the least intrusive access option. It would be a phased in project.
206	J Elbertse	Firstly, need to discuss this issue with Site no. 11. Re-zoning may have to occur for site 10 for business rights. In general, in approval of the idea.	R Braun advised that the intention is to keep owner's involved.
176	S Watt	Would there be an issue with running a business on this site?	R Braun advised members present with regards to the "Deviation from A Rule" form which is in the process of being instituted. The HOA could apply to run a business on that site.
298	K Hartshorne	Suggested that this be approved as a package deal.	
206	J Elbertse	Need to update the rules to present to members before the AGM. We would need a 75% vote for approval.	R Braun replied that the Board has been empowered by the Members to act on their behalf, but that they need assistance from the members in advising of those who do not follow the rules, with especial regards to pets on the estate. It is everyone's duty to adhere to the rules as set down.

##### 5). GENERAL

<b>SITE NO</b>	<b>NAME</b>	<b>QUESTION/COMMENT</b>	<b>RESPONSE/ANSWER</b>
			A Cavill-Taylor advised that the significant issue of all the matters that were discussed tonight, is that they can be phased in over the next 5 years so there will be no need for a special levy. A monthly levy increase of around R300 will bring in the necessary funds over the next 5 years.
298	K Hartshorne	The Asset Replacement Fund is for the maintenance of currently owned assets. The matters discussed tonight are new "Capital" projects. We have to ensure that we maintain the levels of the asset replacement fund for the existing assets.	R Braun commented that the Board is being pro-active and endeavouring to improve the estate and thereby every members investment.

206	J Elbertse	Requested that current cash reserves be disclosed at the GM before implementing an increase.	A Cavill-Taylor and R Braun replied that this would be taken into consideration.
			R Braun advised that the information evening was to discuss potential upcoming projects to avoid scary surprises in the future.