



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, 25th July 2015**

Director's Present:

Richard Braun	RB
Michael Brooke	MB
Peter Hartley	PH
Hugh Marshall	HM
Rob Severin	RS
Dave Spencer	DS

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 10:04 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.

3. Apologies

Apologies and proxies were received at the RVHOA office from Owners of the following Raptor's View sites: RV012, RV018, RV019, RV034, RV037, RV038, RV039, RV041, RV042, RV047, RV055, RV061, RV062, RV064, RV066, RV067, RV068, RV073, RV076, RV087, RV089, RV094, RV098, RV099, RV105, RV122, RV128, RV129, RV137, RV138, RV146, RV147, RV148, RV151, RV159, RV161, RV163, RV164, RV165, RV169, RV170, RV173, RV175, RV178, RV180, RV188, RV199, RV202, RV205, RV206, RV209, RV213, RV215, RV217, RV224, RV234, RV245, RV255, RV257, RV265, RV267, RV274, RV275, RV281, RV287, RV290, RV291, RV303, RV310, RV311, RV316, RV318 & RV331.

4. Confirmation of the minutes of the AGM held on 27th September 2014

J Meyer (95) questioned the minutes with regards to the purchase of site 10.

J Elbertse (206) stated that the approval of the minutes did not automatically constitute approval for the purchase of the site.

The minutes were confirmed by those present:

Proposed: J Holl (243)

Seconded: B Saverton (304)

5. Matters Arising

Purchase of Stand 10

J Elberste (206) said that he believed the correct procedure had not been followed before the purchase of stand 10. The offer to purchase should have included a suspensive clause concerning the neighbouring properties as it directly affected them. He said that there are many objections, notwithstanding the proposed agreement between the Board and the Barkas family. By not informing the members correctly, the Board has prejudiced the sale of the property.

PH said that the Board communicated their intention to purchase stand 10 on several occasions via news bulletins and again when the stand had been purchased. PH also said that the Board had recently learnt that the application for rezoning submitted by the Town Planner included some earlier ideas that differed from what was agreed with Leigh Barkas. Only the tanks and offices should have been shown on stand 10. This was an error which would be corrected.

L Barkas (11) advised that she did not agree to the basic use of stand 10.

G-J vd Grijn (22) said he had not been consulted although he considered himself an affected neighbour.

T Dold (144) said that she believed the matter had been poorly handled and illegally represented.

J Elbertse (206) said that the Board is legally responsible for this error and that the Board has not been 100% transparent. He also felt that that without the approval of the complete estate the project should not go ahead.

G-J vd Grijn (22) asked why the work on the stand had been started.

PH said that the municipality agreed that the site could be prepared but that no construction could begin before approval.

PH accepted that the Board had erred in not consulting more widely but had assumed that members were in agreement since no members had raised any concerns other than Leigh Barkas

J Elbertse (206) suggested holding an SGM at which this issue can be discussed.

K Hartshorne (298) agreed that there has to be a principal decision made and that the matter must be followed correctly.

HM said that at no time was the Board attempting to "pull the wool over member's eyes". He believed the other neighbours and members have had ample opportunity to state their objections.

J Elbertse (206) said he wants to make sure that the individual member's rights are protected.

PH agreed that an SGM should be held and the matter fully discussed.

B Black (21) asked if there was only one site ear-marked for this project.

PH explained that there was another location identified on common property but site 10 was considered the most suitable location due to its elevation and proximity to the incoming pipeline.

L Barkas (11) advised that she felt she is being bullied into accepting this project.

G-J vd Grijn (22) said that the Board wanted to build staff quarters, an entrance gate and workshops on stand 10, which has not been communicated to anybody.

PH said that this was one of the earlier ideas but the Board had now agreed that only the water supply project and the RV offices would be built on stand 10. The proposed new entrance gate would most likely be built close to the current entrance gate opposite Safari Junction.

J Elbertse (206) again proposed that an SGM be held.

J Scorer (299) seconded this motion to which there was general agreement.

RS said that there may be a procedural error in the manner in which site 10 was purchased, but at no time was the Board trying to operate underhandedly.

Common Property

J Elbertse (206) asked why there is a delay in the transferring of the common property.

RB replied that there are some issues with the transferring of the Buffalo Camp and the Christian School and the registration of Eskom servitudes on those two properties. RB said that the attorneys have been instructed to take all measures to finalise this issue. It appears that the developer is frustrating the transfer.

T Dold (144) read an extract from a letter received from A Cavill-Taylor stating that RB had instructed the attorneys not to have any more dealings with A Cavill-Taylor and B Brink concerning the common property.

RB denied this and asked where the letter had come from as neither the office or any of the Board members had seen it. The letter was then handed in by H Cavill-Taylor (233). H Cavill-Taylor added that her son Anthony Cavill-Taylor would be available via skype if his assistance was required during the AGM. This was not considered necessary.

J. Arnestad (195) asked why she hadn't been consulted on the transfer of common property since the Board knew she had a lot of information available.

BR replied that Joan could have offered her services if she had wished to be involved.

K Mitchell (54) stated that he feels it was in very poor taste reading out an extract from a letter demeaning Richard Braun and the matter should never have been raised.

Traverse request - Welverdiend to Leadwood along the southern fence line

G-J vd Grijn (22) asked whether there was any agreement concerning the above request. RB said that it had been agreed by a previous Board that this would never be allowed.

6. Chairman's Report

RB briefly discussed the Chairman's Report.

J Elbertse (206) stated that information evenings are very important and attendance should be mandatory.

S Tremeer (74) asked for more notice of these meetings for those out of town.

K Hartshorne (298) stated that holding the meetings on a Saturday morning would make for better attendance.

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

RB proposed that the deadline for submission of comments concerning the proposed MOI be 17 August followed by a SGM on 25 September.

J Elbertse (206) suggested only setting a date for the SGM only after all comments had been received.

J Meyer (95) asked if all comments on the MOI would be considered.

RB said that all comments would be sent through to the attorneys for consideration.

7. Consideration of the Financial Statements ended 28th February 2015

J Elbertse (206) questioned the capital fund income and said that the company had to pay over R200k in tax. He said that the electrical upgrade should have been raised as a liability at R3.45m. This, in his opinion, would have reduced the tax payable.

R Saverton advised that the HOA only pays tax on investment income.

H Preston (288) said that one cannot offset the expense of the electrical reticulation against a liability when the electrical reticulation had not been capitalised.

After some discussion, R Saverton agreed ask KPMG to comment on this issue.

J Elbertse suggested that the financial statements are not approved until a decision is made on the above.

Proposed: G-J Vd Grijn (22)

Seconded: J Elbertse (206)

J Meyer (95) then asked a several questions on behalf of K Scott (316):

1. If we are a non-profit organisation, why is there a profit declared of +/-R800k for 2014 and 2015?

RB advised that an annual budget is drawn up every year and a levy is set to cover all expenses. If expenses were budgeted but not incurred, then a profit would result. Also during 2015 financial year an additional R300 per month per member was received from November 2014 to generate funds specifically for the 5 Year Plan.

2. What is the reason for Other Income of R579k?

R Saverton said she would investigate and report back.

3. There is unacceptably high levels of trade receivables. What is the Board doing to collect these amounts?

RB replied that this would be covered under the Finance and Legal sub-committee report back.

4. Bad Debts of R517k was written off. Who was this?

RB replied that this will be covered later during the meeting.

8. Appointment of Auditors

After some discussion, it was proposed that the services of KPMG should be retained.

Proposed: H Preston (288)

Seconded: J Holl (243)

9. Auditor's Remuneration

R Saverton said that the KPMG proposed fee for 2016 was R36000.00.

Proposed: K Hartshorne (298)

Seconded: H Preston (288)

10. Capital Expenditure

RB said that PH will cover this in his sub-committee report back.

11. Sub-committee Reports

Security, Health & Safety

MB thanked Byron for his hard work. He reiterated that security is the prime concern on the estate but that there were no immediate concerns or issues to be discussed.

Finance & Legal

RB said that the MOI documents will be circulated and all queries discussed. He again proposed that an SGM be held on 25th September 2015. All comments to be submitted to the office by 17th August.

J Meyer (95) asked if we will vote for every line item.

RB said that this will be the case.

RB then advised that transfer of the common property was proving to be a major frustration for the Board. As we deal with one issue, so the lawyers for the developer raise another. There appears to be another agenda.

RB said there are 13 bad debts of which 5 have section 66 applications set against them. RB then commended the RV lawyers, Truter Jones, for their efforts in this regard. Good progress has been made on debt collections.

J Elbertse (206) suggested naming and shaming defaulters.

D Kraidy (124) questioned the legality of doing so.

RB agreed to ask Truter Jones for an opinion on the legality of the proposal.

H Preston (288) advised that as members we are all privy to this information. It was agreed that subject to Truter Jones approval, the bad debt list will be issued to members.

Communications

RS said it was good to see new faces at the meeting and believed that good communication was essential.

He said several new owners have requested some form of introduction to RV in addition to the information sent out by Roz Saverton. As a consequence a new booklet has been created which contains information on security, medical emergency contact numbers, access procedures for guests, interesting activities in the area and some basic rules. Copies of the booklet are available at the office.

RS thanked Sarah Solomon for her invaluable input on the Information Booklet.

RS asked members to continue to submit stories and photos for the Raptor. Without input from members, the Raptor will die. He thanked Derek and Sarah Solomon for their efforts and contributions in this regard.

RS said that the website has been revised and is now more interactive. This has been done to make it more user friendly for mobile and tablet users, provide access to financial reports, minutes of meetings, bulletins and reports. Access will be by means of a members pin.

RS thanked Sarah Solomon for her input which has saved the association some development costs.

RS thanked Byron for his work on the RV Facebook page and suggest that members click on "like" in order to follow. There is also a Flora and Raptors View Facebook page.

RS said a "Behind the Scenes Tour" is scheduled once a month by Byron to show members what work is being done by the farm management team on the estate. Members are encouraged to book at the office.

RS said there would be another social braai on 26th September.

G-J vd Grijn(22) asked what the web address is for Raptor's View. He stated that a Raptor's domain belongs to Rob Severin and asked that Rob's domain be handed over to the Association. RS agreed.

Ecology & Estate Matters

HM thanked Byron and his staff for all the work and passion that he and his team put into the Estate. He said there would be no need for culling this year.

In conjunction with Dr Mike Peel, Byron is monitoring transacts on the estate and it has been established that supplement feeding will not be necessary this year.

HM said that work was continuing on all roads and trails.

HM again requested members not to feed animals. This interferes with the balance of nature and makes the animal dependent on humans with unintended consequences.

HM said that a Jakkal was found to have died of Rabies. He advised that any mammal can contract rabies. The disease is transmitted through saliva. A dead Impala has also been found on the estate and has been sent for testing. HM said that the "no pets" rule is fundamental to this issue.

RB added that the wild dogs are also susceptible to rabies.

E Simpson (171) asked how the proof was obtained that the Jakkal definitely had rabies.

HM said that the animal had been tested by the vet and found to be positive.

L Barkas (11) asked if rabies caused diarrhoea. BW replied that diarrhoea is probably due to incorrect feeding.

T Rennie (278) said she has seen a domestic cat on their building site. HM said that a cat trap would be put out.

BW asked if the members would be prepared to "name and shame" known pet households.

Proposed: H Preston (288)

Seconded: B Saverton (304).

K Hartshorne (298) asked members to report immediately if they saw any pets on the Estate.

D Parsons (216) said that he had a squirrel tested positive for rabies.

HM spoke of the deaths of all manner of small creatures being witnessed on our roads that are most likely caused by speeding. Dead francolins, a monitor lizard and smaller creatures like tortoises and chameleons. HM requested all drivers to slow down.

K Mitchell (54) asked if the Board could look into putting in a cycle track to assist kids going to school. HM asked Byron to investigate.

G Brown (192) asked members not to drop their cigarette stompies in the veld, especially at this time of the year.

Building & Construction

D Spencer (See presentation). No questions were raised.

Capital Projects

PH presented a number of slides on the Electrical Upgrade and the Water Storage Project.

B Saverton (304) asked if the current breakers in houses were 60 amp breakers PH advised that the majority probably were 60 amps.

A McKechnie (307) asked if there was a possible bulk purchase of 40amp circuit breakers. PH answered in the affirmative.

PH said that the Board had been pro-active in preparing site 10 to avoid any delays after approval to proceed was obtained

PH said that a bulk discount had also been negotiated for installation of pressure reducing valves.

The repair to the dams will be conducted in-house at an estimated cost of R300k.

H Cavill-Taylor (233) asked if the Board was aware of a type of grass called Vetiver to avoid erosion. RB thanked her for this contribution and agreed to investigate.

J Arnestad (195) asked what height the water tank would be. PH advised 3.5m high and 18.6m diameter. The base of the tank would be below ground level and berms would be constructed around the tank to hide it as much as possible.

J Elbertse (206) then asked about the height of the proposed water treatment plant. PH replied that no water treatment plant was planned at this stage but a height of 8m was assumed. PH said that the Board recently learnt that the Maruleng municipality are planning to install a new treatment plant at the top of Khaya Ndlovu which may negate our future plans.

V Morgan (135) asked if the project had gone out to tender. PH replied that it had but the tenders had not yet been adjudicated due to the delay in approval.

J Arnestad (195) then asked if an EIA was necessary for the dam repairs to which BW replied that it was not necessary because we were only carrying out repairs and not building new dams.

12. Appointment of Directors

J Elbertse (206) advised that the votes should have been done during the meeting.

G-J vd Grijn (22) asked would those Directors who were elected to stand still be interested in standing on the Board especially with regards to the issues surrounding Site 10. No candidates responded.

T Dold (144) asked that the Board familiarise themselves with the Articles of Association.

K Hartshorne (298) proposed that the meeting accept the votes as received and in future conduct the election at the meeting.

Those members present who had not already voted, were issued ballot papers.

R Saverton then announced the results of the election after a recount:

Joan Arnestad	35 votes
Richard Braun	68 votes
Jeremy Brown	84 votes
Deon Kraidy	22 votes
Janine Scorer	87 votes
Eric Simpson	56 votes

The following members were added to the Board of Directors: Richard Braun (re-election), Jeremy Brown (new candidate) and Janine Scorer (new candidate).

The two new Board members stood and introduced themselves to members. Jeremy thanked everyone for their support. Janine thanked everyone and assured members present that she will do her utmost in her position to assist the Board and the Association.

A Anderson (263) thanked Hugh Marshall for his invaluable contribution over the years.

RB said that ex Board members are still encouraged to continue contributing to the Board via the sub-committees.

RB gave thanks to all the Board members and stated that he hopes the next year will be a more fruitful one with increased input from the members. He also requested that the un-successful candidates get involved in the sub-committees.

13. General

E Simpson (171) asked that the Board distribute the Board minutes. J Elbertse (206) said that this is not recommended and that the minutes are confidential.

RB said that salient points agreed at the Board meetings are sent to members via the News Bulletins.

S Tremeer (74) asked if members could look at Board Minutes at the RV office. J Elbertse (206) replied that specific personal matters are raised at Board meetings and therefore not available to all members.

J Meyer (95) asked what sub-committees there were. RB explained the sub-committees and added that each sub-committee consisted of at least 2 Board members and the balance was made up of members.

G Redecker (100) asked if the Board could investigate the possibility of Fibre Optics onto the estate. RB agreed that this would be investigated. E Simpson (141) from Bush Guru said that Bush Guru are considering investing in fibre optics in Hoedspruit.

J Arnestad (195) asked if it was possible to set a date for the Capital Projects SGM. J Elbertse (206) suggested having two separate SGM's one for the MOI and one for the Capital Projects as they are both critical issues. No date was set but a date would be proposed shortly.

S Tremeer (74) suggested that RVHOA join ARC, the Association of Related Communities. RB agreed to consider. RB added that HWE is a apparently a member. J Meyer (95) believed it was a very worthwhile organisation.

S Tremeer (74) stated that she feels that the fines issued for speeding are not legal as speed trapping is only supposed to be done by a traffic official. A Erasmus (20) replied that inside the estate it is legal to issue speeding fines, provided that the Association has instituted the correct procedures. RB added that this issue has been ratified at many previous AGM's since speeding is such a key issue on the Estate.

S Tremeer (74) believed the fines are not user friendly. RB said that the fines are designed as a deterrent.

G Redecker (100) suggested that members wear name badges in future and introduce themselves so we can get to know one another.

L Barkas (11) asked if there was a rule concerning a conflict of interest for Directors. RB advised that provided the potential conflict of interest was disclosed, there should be no issue. There was no current rule. RB said, for example, that was not involved with adjudication of Capital Projects because of a possible conflict of interest. J Meyer (95) stated that perhaps the MOI should have this point included so if there are persons with possible conflict of interest. He also suggested that no "outsiders" (non-members) should be Board members.

V Strike (112) gave thanks to Sarah & Derek Solomon (254) for all their hard work. S Solomon (254) asked for input and contributions for The Raptor from members present.

K Hartshorne (298) stated that he has concerns with the present community culture. He believes that many of the issues raised today can be resolved provided that we work together, encourage people to engage with the Board before the meeting. Having a vested interest, he felt that this was crucial to the well-being of the estate.

RB reiterated that the Board has never had the intention of misleading the members in any manner.

J Elbertse (206) stated that he has engaged with the Board in the past and certainly did not mean to cause anyone distress, but he feels that these matters need to be reported on correctly.

J Scorer (299) stated that people must approach the Board with issues and communicate. RB agreed that communication is key.

14. Meeting Closure

RB thanked Byron and his team for all their hard work. RB welcomed the two new Board members.

There being no further business, RB closed the meeting at 01:00 pm.