



Co Reg No. 2001/000705/08

P O Box 1502 HOEDSPRUIT 1380
No, 14 Safari Junction
Main Street Hoedspruit

Tel: 015 793 0267
Fax: 086 6840514
Email: rvhoa@mweb.co.za

**Raptor's View Home Owners Association Annual General Meeting held
at the White Rhino Conference Centre, Hoedspruit,
on Saturday, 6th August 2016**

Director's Present:

Richard Braun	RB
Michael Brooke	MB
Dave Spencer	DS
Janine Scorer	JS
Chris Gregory (seconded)	CG

Director's Apologies:

Jeremy Brown
Peter Hartley
Rob Severin

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 10:07 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 and at this meeting from Owners of the following Raptor's View sites: RV010, RV018, RV035, RV042, RV046, RV064, RV083, RV084, RV089, RV091, RV102, RV106, RV109, RV112, RV114, RV115, RV137, RV158, RV159, RV167, RV173, RV179, RV195, RV215, RV216, RV230, RV247, RV261, RV265, RV272, RV286, RV288, RV296, RV298, RV305 & RV322.

4. Confirmation of the minutes of the AGM held on 25th July 2015

The minutes were confirmed by members present with a show of hands. The resolution was passed and accepted.

5. Matters Arising

G Redecker (100) - Pressure regulators & fibre optics. RB advised this would be covered under general.

6. Chairman's Report

RB advised that the new MOI had been adopted. The common property transfer is ongoing. An inter-estate workshop had been held sharing ideas with other residential estates. The electrical reticulation project is nearing an end. An independent Risk Assessment has been conducted. Policies and procedures are being put in place and documented for existing and future Board members. RB shared the proposed visions

Directors: R Braun; M Brooke; J Brown; P Hartley; J Scorer; R Severin; D Spencer

for the further development of the estate to provide security in investments for all members. RB asked for members input in adding further objectives. RB requested members to participate on the Board and in the sub-committees.

7. Consideration of the Financial Statements 28th February 2015 & 29th February 2016

L Barkas (011) asked about bad debts written off – RB replied that CG will give detailed explanation under that sub-committee report. The financials were confirmed by members present with a show of hands. The resolution was passed and accepted.

8. Appointment of Auditors & Auditors Remuneration

In accordance with the MOI new auditors need to be appointed. This will be put out to tender and we have 40 business days in which to secure the services if a new company. This proposal was confirmed by members present with a show of hands. The resolution was passed and accepted.

9. Capital Expenditure

To be discussed under Capital Projects

10. Sub-committee Feedback

Security, Health & Safety

JS advised that she has taken over this portfolio as MB is standing down. She thanked Michael for his last 4 years input.

JS gave her summary and report. Please see attached slide show.

JS requested that members not "buck" the security system but utilise it correctly.

JS further advised that the current contract with GES expires at the end of August and we will be using the services of MD Alarms for an interim 3 month period while we put the security contract out to tender.

Redecker (100) – stated that he had a truck delivery at his house which should have been delivered to Kampersrus. BW replied that these are the type of problems we are currently experiencing with GES in that SOP's are not being adhered to. RB further commented that a new tight service level agreement has been written up detailing our expectations.

Elbertse (206) asked if it is wise to put another company in for 3 month period until change over. BW replied that GES were only prepared to give RV one more month then sign RV up for another 5 year contract. BW advised that he will be personally involved with MD Alarms for the correct handover period.

Elbertse (206) mentioned how people tailgate through the boom, 2 vehicles through with only one swipe of the card. JS replied that this is typical of members short circuiting the instituted security systems.

Marshall (243) - MD Alarms? BW advised that they have a satellite office in our area and no contingent personal risks. They are currently employed by Ingwelala as well.

Marshall (243) - In-house security? BW & RB advised that there are legal issues and liability issues with going in-house security.

Marshall (243) - Home Alarms? BW replied and advised that it was a suggestion from the Risk Assessor.

Finance & Legal

RB introduced Amy Jones from Truter Jones. She advised that progress has been made on the common property transfer. The attached timeline explains this in detail.

CG introduced himself as being a member of the financial sub-committee. CG advised that a formal policy and procedure has been initiated for bad debt collections.

Furthermore, the interest charges have been halted on all bad debts as it holds income tax repercussions.

Lieberherr (295) - asked what happened to the remaining 6 debtors. CG advised that the monies were being actively pursued.

Directors: R Braun; M Brooke; J Brown; P Hartley; J Scorer; R Severin; D Spencer

CG further advised that we have only raised a bad debt provision and as matters are resolved either way, they will be written off and the bad debt provision reversed. Liberherr (295) - asked about selling off properties in SA to re-cover the debts. Paul Truter replied that a summons is required to be issued, then it must be followed up from there. In RVHOA's case, 2 debtors cannot be traced, one is a de-registered company, and one resides overseas.

Communications

RB reported on behalf of RS who was unable to attend. He advised that monthly bulletins, bulk sms's are sent out regularly. The Raptor document is always well received. The website is updated frequently. RB thanked Sarah Solomon for her input in both The Raptor and the website.

Ecology & Estate Management

BW reported on behalf of JB who is away on a contract.

Marshall (243) - Game capture? BW advised that the boma capture is ongoing but is a slow process. Impala, Nyala, Kudu and Waterbuck will be removed in this manner. RV has an offer to remove 10 giraffe by means of a helicopter capture. The feeding spots are proving very successful. Culling activities will be done if and when more warthogs enter the estate or dominate the feeding spots.

Marshall (243) - Members feeding? BW advised that members will be fined if they are caught feeding the animals.

Gregory (221) - Advised that at Ingwe Lala they had a problem warthog who tore open a person's side, members must be aware that these are still wild animals.

Building & Construction

DS advised with regards to how many houses have been developed and which are being extended. DS advised that there have been a few discussion sessions with regards to the Architectural Rules. 42 comments have been received and they have been collated and will be addressed by the Building sub-committee and then onto the Board for approval. Then it will be distributed to the members for a final vote. RB advised that according to the MOI, a total vote of 66.6% of members must vote to pass the changes to the Architectural guidelines.

Capital Projects

RB advised that PH was unable to attend today and is reporting on his behalf.

RB gave an update on the electrical reticulation system.

RB advised that another information evening would be held with regards to the water storage facility.

RB complimented BW and his team on the stunning job on the Earth dam works.

11. Appointment of Directors

RB advised that both Michael Brooke and Peter Hartley are stepping down. RB thanked them both for all their hard work over the past years. Rob Severin & Dave Spencer are up for re-election. Both these resolutions were accepted. Lovelle Henderson was also voted onto the Board.

12. General

Preston (288) – Has a problem with people feeding animals and the maintenance of the state of houses. He suggested that when the waste is being collected, houses are checked for signs of lack of maintenance, evidence of feeding or keeping pets. BW replied that this matter is been addressed by the building sub-committee. A pre-sale home inspection has now been established. Checking houses on a weekly basis would

prove very time consuming. BW will address this matter with his team and initiate a programme.

Marshall (243) - Since the bush is very dry, vehicles are very visible to the road. JS advised that members need to be a little tolerant in this regard.

L Barkas (011) - Suggested sending a self-evaluation form to members to refresh their memory with regards to the maintenance of their homes.

Elbertse (206) – Suggested the sale of Stand no 10. Jurgen thanked the Board for engaging with affected persons in this regard. Suggested that perhaps the cheapest option may not be the best option and it would alleviate a lot of ill-feeling amongst the members. Paul Truter advised that the Board is acting on behalf of the collective good of the entire estate and members, so further discussion will be held. Paul advised that the Board has the right to act independently and so would be wrong to sell the property without further discussions. RB advised that the Board wants participation of all members in resolving this issue.

Turner (289) – Fibre Optic cables? BW advised that Telkom had been met with as RV is a niche market. It would be an advantageous to the estate and Telkom would bear the cost of the implementation but they would require the Estate to sign up for certain products for all households. A further meeting is being held next week. BW is also going to contact Vodacom and MTN to see what is available there. Turner (289) advised that there would have to be sufficient back-up power in case Eskom goes down. RB also mentioned discussing this matter with RV member Bush Guru.

Muller (175) – Motor bike access. RB advised that motor bikes can be utilised as a means of transport from your residence to the main gate only and not for joy-riding around.

McKechnie (307) - Cigarette stompies found on the roadside. BW asked for members to be vigilant in this regard and report any incidents.

Redecker (100) – Pressure regulators. RB advised that these will need to be fitted at each household when the water storage issue is finalised.

Elbertse (206) - Thanked the Board, Michael Brooke and the Attorneys for all their efforts.

Preston (288) – Asked that sub-committee member's names be distributed with the next news bulletin.

14. Meeting Closure

RB requested that more members join the sub-committees and there being no further business, RB closed the meeting at 11.37pm.