



Co Reg No. 2001/000705/08

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**Raptor's View Home Owners Association Annual General Meeting held
at the White Rhino Conference Centre, Hoedspruit,
on Saturday, 19th August 2017**

Director's Present:

Richard Braun	RB
Dave Spencer	DS
Janine Scorer	JS
Rob Severin	RS
Lovelle Henderson	LH

Director's Apologies:

Jeremy Brown

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 10:02 and declared the meeting duly constituted. RB reminded all present to please raise their hand and state their name and site number when speaking before the attendees for accurate recording purposes. RB explained the purpose of the meeting.

3. Apologies

Apologies and proxies were received at the RVHOA office and at this meeting from Owners of the following Raptor's View sites: RV012, RV013, RV016, RV018, RV020, RV024, RV029, RV039, RV041, RV042, RV043, RV048, RV052, RV057, RV059, RV064, RV074, RV082, RV095, RV111, RV115, RV125, RV134, RV138, RV139, RV141, RV143, RV147, RV148, RV155, RV156, RV159, RV160, RV161, RV162, RV174, RV179, RV188, RV192, RV199, RV209, RV210, RV211, RV219, RV221, RV222, RV232, RV233, RV234, RV237, RV242, RV243, RV244, RV247, RV259, RV262, RV274, RV278, RV281, RV286, RV288, RV289, RV291, RV303, RV310, RV311, RV312, RV320, RV321, & RV331

4. Confirmation of the minutes of the AGM held on 6th August 2016

To be conducted via ballot after discussion of the Resolutions.

5. Matters Arising

No matters were raised with regards to the previous year's meeting.

6. Chairman's Report

RB reported that the biggest achievement to date is the transfer of the common property. There was a sizeable reduction in Bad Debts amounting to R850k. Security remains a high priority. Members should seriously consider installing silent alarms in homes. Inter-estate meetings have been held to discuss common issues and solutions. Care must always be taken with the presence of predators on the estate. Management and staff were thanked for their hard work and contributions to the well-being of the estate as a whole. Feeding of animals on the estate from houses is still an issue.

Directors: R Braun; J Brown; L Henderson; J Scorer; R Severin; D Spencer

Supplementary feeding programme is well maintained. There has been a significant increase in the developing of sites, houses and alterations. RB discussed the water tank storage project. Byron advised that the project should be completed by the end of September. This will provide at least 3 days water supply to the estate and will also equalise the incoming pressure. Installation of a pressure reducing valve is recommended. A Telkom kick-off meeting is being held next Tuesday. Further information will be communicated to members. The fence has been upgraded in certain areas. Byron advised that the impact zone is being re-inforced. 2kms of the fenceline has been re-done. K Hartshorne (298) asked if the next area to be addressed will be the Zandspruit Western side of the fence. RB reported the reduction in bad debt has been very successful. RB gave thanks to members who have provided assistance without charge. Stefan Trichardt (Water project), Geoff & Cat Earnshaw & Adrian Bailey (Telkom project), Sarah Solomon (The Raptor), Southern Cross Schools. Dr Rogers, Protrack, Farmwatch. All persons have added a tremendous value to the well-being of the estate.

7. Directors and Estate Management Report

RB asked if members present would like to raise questions with regards to the report. K Hartshorne (298) – Speeding fines, KH would like to see more fines being issued and the speed of drivers being reduced overall.

8. Presentation of the 2017 Audited Financial Statements

RS reported that we have changed auditors from KPMG to FVLN. No major surprises in terms of Income. Levies were increased by 7%. Expenses increased particularly for road maintenance, office rental and also supplementary feeding. Security costs were reduced due to a new service level agreement being signed. Bad debts have been greatly reduced. Cash availability has increased, which will assist paying for ongoing and new capital projects. RS stated that RV is in a good financial standing. Thanks were given to Chris Gregory (221) for his assistance. Rob thanked the members for allowing him to be a Board member. Thanks were given to Truter Jones for their assistance.

E Simpson (164) – Restricted access for auditors. This is to be taken up with FVLN. Rob replied that FVLN have given the Directors a full accountability report whereby there were no areas of concern.

G Redeker (100) – Last paragraph of the audit report.

Once responses have been received from FVLN, they will be communicated to members.

9. Resolutions

RB ran through the resolutions and advised members to vote as they deem fit.

Ordinary Resolution Number 1 – Approval of minutes of AGM of 6th August 2016 – self explanatory

Ordinary Resolution Number 2 – Approval of the Financial Statements year-ended 29 Feb 2017 – self explanatory

Ordinary Resolution Number 3 – Reappointment of FVLN as the auditors – self explanatory

Ordinary Resolution Number 4 – Capex to purchase Unit 14 Safari Junction as the RVHOA offices

K Hartshorne (100) - asked if any current or prospective Board members have any conflict of interests or familial ties with the purchase of Unit 14. Board members replied that they did not.

A McKechnie (307) - asked if there would be any financial return on the purchase of Unit 14. M Henderson advised that over 10 years the property would pay for itself. RS further advised that the availability of commercial space in Hoedspruit is reducing as

Directors: R Braun; J Brown; L Henderson; J Scorer; R Severin; D Spencer

the town expands. RB advised that available undeveloped sites in Safari Junction are selling for about R1m. Byron added that the position of the office is very well located as easy access from the estate.

E Simpson (164) - asked why the AGM was not being held at the offices. RB advised that R50k is needed to fortify the mezzanine floor. This will not be conducted until approval to purchase Unit 14 is granted by the members.

A Partington (171) – asked how we would be funding the purchase and if an independent valuation has been conducted. RS advised that R1.8m is a very reasonable price compared to other commercial sites in Hoedspruit.

Leigh Barkas (11) - stated that it is an excellent idea.

K Hartshorne (298) - stated that another advantage being that there would be permanent office situation.

F Scherf (69) - stated that the purchase price is very reasonable.

L Hakkers (22) - asked who the current owner is. BW advised that it is Lezley Alsworth-Elvey.

G-J Van der Grijn (22) – asked there are no funding costs are we paying cash. RB replied that the funds are in the bank. G-J (22) asked if Site 10 was going to be sold. RB replied that this is under investigation. RS advised that since the final placement of the water tank was only recently agreed, site 10 was then still a possible location. Once the sale of Site 10 has been fully investigated this will be distributed to members.

L Brown (120) – asked why do we not use site 10 for offices? BW replied that it would require re-zoning and a change in property use.

Ordinary Resolution Number 5 – Election of Directors

E Simpson (164) - asked if RB & JS need to be re-elected. Paul Truter replied that this is not a requisite of the MOI.

RB thanked the Board members who are standing down: Jeremy Brown, Rob Severin and David Spencer for their contributions over the years.

F Scherf (69) - introduced himself. He wants to continue the good work the Board is currently doing. His vision is to improve the estate, not that it needs a lot of improvement he concluded.

B Saverton (304) - introduced himself. He wants to assist the Board who have made huge strides in the last 4 years.

J Quirk (272) – introduced himself. He stated that continuity in the Board is very important. His reason for standing is that he wants to take responsibility for the future of the estate, thereby improving the RV property prices. He wishes to become a full member of the community.

E Simpson (163) – introduced himself. He would like to see an increase in communication from the Board to the members. He stated that he has a large knowledge of all sorts of strange things and experience which would be helpful.

Mark Lotwis (212) – asked why if 3 Board members are resigning, members are only being asked to vote for 2 replacements. RB replied that an odd number of Board members is far more suitable as the Chairman does not have a casting vote during Board meetings. 5 Board members is the ideal number as 7 is top-heavy as has been proved in the past.

Special Resolution Number 1 & 2 – Consolidation of residential portions and levies thereon

RB briefly explained that only 2 sites can be consolidated and there would be 2 levies to pay. The Architectural requirements need to be defined in accordance with consolidation of properties.

A McKechnie (307) - asked if there are any cases of consolidated properties which have only been paying one levy. RB replied no.

G-J Van der Grijn (22) - asked how many current consolidated sites there are. BW replied that currently there are none. RV96 & RV97 are being treated as consolidated,

yet this has not been registered with the deeds office. The owners have been requested to comply with this.

J Quirk (272) - advised that all costs relating to the consolidation of sites would be borne by the member involved.

M Lotwis (212) - asked if there are any homes currently with 16 beds? RB replied none.

Special Resolution Number 3 – Lodges, B&B's & Hotels

RB stated that the vision of RV is to be the best wildlife estate in the country and not to be known for running commercial lodges. Paul Truter advised that persons can currently apply for re-zoning as a commercial lodge and that acceptance of this resolution, is a way of tightening up this rule.

H Spencer-Wilson (257) - asked if the Board was trying to stop commercial lodges. RB replied that they are trying to dissuade members from operating as commercial.

A Partington (171) - stated that he bought into this estate as a residential estate and not a commercial estate.

K Hartshorne (298) - asked how the change in the rule would affect those who are currently operating these B&B's. RB advised that no short term rentals (ie. Less than 30 days) would be permitted.

Special Resolution Number 4 – Threshold of voting for amendments to Architectural & Home Owner's Rules

RB advised that to obtain 66.6% of 304 votes is impossible to achieve. Paul Truter further explained that standard business practice is to accept 75% in favour of all votes cast. Still need 25% of all members to vote (76 members).

H Spencer-Wilson (257) - asked if this would affect all rules. RB replied Architectural & Home Owners Rules only.

J Quirk (272) - advised that there is a 10 day notice period required for distribution of Special Resolutions.

Special Resolution Number 5 – Domicilium et Excutandi address of members

Amy Jones advised that address of Domicilium be that of Raptor's View site and not actually where the member resides (ie. overseas).

L Konwinsky (212) - asked that wouldn't this be restrictive as persons may be away for 6 weeks. Amy responded that this is limited to legal action for collections.

M Lotwis (212) - asked the procedure for debt collecting. R Saverton responded that only after 3 months overdue is legal action instituted. In the meantime, numerous emails and internal letters would have been sent.

Ballot papers were issued to all members present and were asked to proceed with voting.

Truter Jones collated all the votes.

RB read the results of the ballots as follows:

More than 50% of voting rights are in favour of the General Resolutions.

All Special Resolutions were passed. The new Board members elected are Fred Scherf and Brian Saverton.

K Hartshorne (298) - gave thanks the other two candidates for putting themselves forward.

10. General

a). Sable Project (H Currie RV040)

Directors: R Braun; J Brown; L Henderson; J Scorer; R Severin; D Spencer

JS & BW presented on behalf of Hamish. Hamish is very involved from bringing animals "Back to Africa" from zoos. (See attached slide-show presentation) There are only 400 Sable left in KNP.

B Saverton (304) – asked the cost of a Sable – BW replied around R35k to R45k for males and R70k. for females.

R Melville (225) – asked why the numbers are decreasing in Kruger? BW replied that man-made water holes attract predators which decimate the population.

B Saverton (304) – asked if this would be a breeding project. Would we sell offspring or retain them on the estate. BW replied if there was over population they would be removed, same as any other species.

L Barkas (11) – asked what budget we have and how will we pay for this? BW advised that this has not yet been investigated since member interest was still to be determined. Donations would be accepted (as per the supplementary feeding programme) but no one person would own a Sable antelope. Possible funding could come from the sale of other game species.

BW asked members present if they are be keen on RV following up on this project. Members present all responded in the positive.

G Brooke (200) asked if the presence of Sable on the estate would hinder members from walking and cycling? BW replied that he would double-check with Hamish but he feels that if the animals are not habituated they will be no more threat than the impala.

R Melville (225) – mentioned that there were no serval in the game count? BW replied that they do pass through and they are around. Animals included in the game count figures, are only those that are seen on the day.

No objections were received with regards to utilising existing funds for the purchase of Sable.

b). D Priest (165) – Suggested that new persons becoming members onto the estate be billed a 1% buy-in levy as they are benefitting from all previous improvements contributed to by founder and older members. He suggested that this may result in the removal of the R300 Capex levy currently being charged. RB thanked Don for his suggestion.

14. Meeting Closure

RB requested that members join the sub-committees.
There being no further business, RB closed the meeting at 12.31pm.