



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, 4th August 2018**

Director's Present:

Richard Braun	RB
Lovelle Henderson	LH
Brian Saverton	BS
Janine Scorer	JS

Director's Apologies:

Fred Scherf	FS
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Minutes recorded by R Saverton (**RS**)

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, JS welcomed all members present at 10:03 and declared the meeting duly constituted. JS reminded all present to please raise their hand and state their name and site number when speaking before the attendees for accurate recording purposes. JS 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: RV010, RV039, RV042, RV074, RV078, RV082, RV089, RV134, RV155, RV156, RV159, RV162, RV179, RV189, RV199, RV208, RV218, RV221, RV234, RV235, RV237, RV240, RV259, RV262, RV269, RV278, RV286, RV291, RV310, RV311, RV320, RV321.

4. Confirmation of the minutes of the AGM held on 19th August 2017

To be conducted via ballot after discussion of the Resolutions.

5. Matters Arising

G Redecker (RV100) asked that K Hartshorne's (RV298) address be changed accordingly, as incorrectly recorded in 2017 minutes. This was acknowledged by RS.

6. Chairman's Report

JS thanked all sub-committees for their participation. S Trichardt (RV64) was especially thanked for his contribution towards engineering projects. S Solomon (RV256) was thanked for her contribution towards The Raptor and monthly news bulletin.

10 infra-red cameras have been installed in key points in high risks areas. Thanks to Geoff Earnshaw (RV236) for his assistance with this security camera project. JS read out the release recently received from Telkom, stating that installation of fiber optics on RV is no longer a viable project for them.

M Brooke (RV200) asked what we had already paid Telkom. JS replied that no monies had been paid to Telkom.

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D Spencer (RV276) asked who the infrastructure already installed belongs to. JS replied that we are unsure if it belongs to Telkom or Openseive.
A Partington (RV171) asked if discussions would be held with regards to alternatives and costs going forward. JS answered that the sub-committee will be looking at alternatives, thereafter an information session will be held and another resolution will be distributed. JS advised that a meeting would be held with Maruleng with regards to speeding on the estate. Maruleng will be requested to conduct speed trapping on the estate and fines will be payable to Maruleng and not the HOA.

7. Directors and Estate Management Report

BS asked if anyone had any questions regarding the estate management report. No questions were raised.

8. Presentation of the 2018 Audited Financial Statements

JS asked if anyone had any questions.

A Partington (RV171) asked about surplus funds for end 2018. RS responded explaining the WIP is still ongoing.

A Partington (RV171) asked about bad debts. RS responded that current provision for doubtful debts is down to R397.00.

J Lane (RV209) asked about deductible tax expenses of R11k. RS responded that it is a portion of the audit fees and secretarial fees. RS replied that she would advise J Lane (RV209) of the exact make-up of this figure after the AGM.

9. Resolutions

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

Ordinary Resolution Number 1 – Approval of minutes of AGM of 19th August 2017 – self-explanatory.

Ordinary Resolution Number 2 – Approval of the Financial Statements year-ended 28 Feb 2018 – self-explanatory.

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

A McKechnie (RV307) asked about 20% increase on fees. RS to request a quote for the 2019 financial year.

G Redecker (RV100) asked if changes had been made regarding "limited access" to documents. JS replied that this change had been made and the updated financials had been distributed in 2017 already.

Ordinary Resolution Number 4 – Capex to purchase and erect a second water storage tank.

G Redecker (RV100) asked if Maruleng were not going to be developing a better water reticulation system. JS replied that the Board does not believe we should wait or rely on the municipal supply.

G Redecker (RV100) asked if the situation of the new tank is correct at RV010. JS replied that this was a typographical error on the quote received, the same as Raptures View.

G Earnshaw (RV236) asked about boreholes. JS replied that permission would need to be obtained from municipality.

Special Resolution Number 1 – Change to operating hours for power tools.

A Patterson (RV285) asked who originally requested starting time of 6.30am. JS replied that this was a typo.

G Earnshaw (RV236) asked if contractor gate times would remain the same. JS replied that they would remain the same.

Special Resolution Number 2 – Property surveys to be conducted before any building process begins.

BW explained that there are 2 stands affected whereby the buildings have been built over the boundary line into the adjacent property. The estate is 86% developed so

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boundaries have to be clearly demarcated before further construction goes underway. It is a lengthy legal process to correct this further down the line.

G Redecker (RV100) asked who was responsible if the Board has approved the plans. Paul Truter responded by stating that the responsibility is that of the member. The Board only approves the plans from an aesthetic point of view.

J Arnstad (RV230) asked if this is not an unnecessary expense. She further mentioned that previous management would not allow the building peg to be moved. BW advised that the building pegs are difficult to find. Google Earth has become a most useful tool in these cases.

G Earnshaw (RV236) asked how much it would cost to have the property surveyed. BW replied it's about R6k.

L Whatmore (RV312) will this be applied retrospectively. JS stated that it would only come into effect 10 days after acceptance of the resolution.

L Whatmore (RV312) asked if the peg is in the centre of the property would this still be applicable. BW advised that exemption can be applied for.

M Lotwis (RV212) asked if the addition of a car port would be exempt. JS replied that any change to the footprint of the building, a survey would be a requirement.

Special Resolution Number 3 – Steel sheeting & installation of solar panels.

BW explained that chromadek would be acceptable provided it is aesthetically pleasing.

D Marais (RV265) asked if the chromadek colours are only brown or black, or can it be painted to match the walls. Board members present did not see that there would be an issue with this.

G Earnshaw (RV236) stated that other colours are available. BW replied that external timbers can be painted dark brown or left untreated, that the architectural rules made allowance for this.

K Mitchell (RV054) advised that black attracts heat, also depending on the elevation of the house these flat roofs may be visible from the road, so a matching colour would be required.

D Andrew (RV197) asked about rain fall-off if the the fascia is around all 4 sides of the flat roof structure. BW replied there are means to allow water run-off.

A Patterson (RV285) asked if the minimum height to be used for fascia is 300mm. BW agreed with this.

D Priest (RV165) asked what material the fascia board ought to be. BW replied timber.

K Mitchell (RV054) suggested that the fascia could be disguised in a number of ways.

G Redecker (RV100) stated that 2 years ago he suggested the use of artificial thatch. JS replied that 10% of members need to be in support of a suggestion before the Board will address the matter as a possible resolution. A Patterson (RV285) stated that he is in favour of the artificial thatch suggestion. G Redecker (RV100) & A Paterson (RV285) to arrange a meeting to discuss this matter further and garner member support. Only 2 members present were interested in this proposition.

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

Roz Saverton and Amy Jones collated all the votes.

JS read the results of the ballots as follows:

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

All Special Resolutions were passed.

10. General

P Hartshorne (RV298) – Suggested renumbering stands into chronological order to make it easier for friends and delivery persons to find homes. Only 2 members present were in favour of this proposition.

J Arnestad (RV230) – Suggested having maps at the gate to facilitate this. BW replied that there are maps at both gates.

M Lotwis (RV213) – Suggested a directory of member's names with contact details. JS replied that the new POPI Act does not allow for this.

M Lotwis (RV213) – Asked if any nominations for new Directors had been received. JS replied that none were received within the time-frame, but a few names have since been received and the existing Board will contact those persons.

G Redecker (RV100) – Asked about no responses for votes. RS replied that not receiving a voting form back does not automatically make that vote an abstention. Paul Truter agreed with this.

G Redecker (RV100) – Parking allowed signs in demarcated areas (trail entrances). BW replied that he was under the impression that this was common sense.

G Redecker (RV100) - Asked members present if they were aware that matters under General had to be pre-advised to the Board, to be included in the Agenda. JS replied that this is standard practice, as sufficient notice had been sent to members prior to the meeting.

J Brown (RV192) – asked about Eco sub-committee meetings. BW replied that very few responses were received when the Board requested for members to join sub-committees, therefore fewer meetings had been held. Meeting were only called when deemed absolutely necessary.

11. Meeting Closure

P Hartshorne (RV298) thanked the Board for all their hard work.

JS thanked Byron and his team for all the hard work that they do.

JS thanked Roz for her 10 years service.

JS thanked Geoff & Cat Earnshaw (RV236), Sarah Solomon (RV254) for their contributions.

JS thanked Richard Braun for his 7.5 years of service to the Board, and wished him a very happy birthday.

There being no further business, JS closed the meeting at 11.57am.