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**Raptor's View Home Owners Association Annual General Meeting held
at the White Rhino Conference Centre, Hoedspruit,
on Saturday, 3rd August 2019**

Director's Present:

Lovelle Henderson	LH
Thinus Potgieter	TP
Brian Saverton	BS
Janine Scorer (Chairperson)	JS

Director's Apologies:

None

Management:

James Cary	JC
Roz Saverton	RS

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 10:07 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, RV043, RV045, RV057, RV069, RV074, RV082, RV090, RV095, RV155, RV124, RV125, RV141, RV147, RV148, RV155, RV156, RV163, RV165, RV166, RV170, RV176, RV178, RV179, RV195, RV201, RV209, RV217, RV221, RV224, RV234, RV238, RV240, RV256, RV262, RV265, RV271, RV272, RV278, RV286, RV291, RV295, RV309, RV311, RV320 & RV321.

4. Matters Arising –

RV212 Lotwis – Requested a voluntary directory of members contact details as opposed to a directory of members. JS replied that according to the MOI, all members can receive a list of the current membership, but not contact details due to the POPI Act.

RV100 Redecker – Item 6. Ownership of Telkom installation, who does the equipment belong to – JS replied that this will be discussed later in the meeting.

RV200 Brooke – Maruleng Municipality and speeding, has there been any progress. JS replied that a new ruling has been granted, and now the HOA can issue fines on the estate.

5. Chairman's Report

JS reported that the water project has been completed with 2 tanks now installed and running. Boreholes are being looked at as an alternate supply of water. Byron Wright

Directors: L Henderson; MJ Potgieter; B Saverton; J Scorer

left our employ after 10 years of service, he has been replaced by James Cary, the new General Manager. Communications are being sent out regularly.

RV100 Redecker - Would like to receive more information regarding game capture. JS replied that this will be covered later in the meeting.

Debts are under control. A capital development programme has been generated by Thinus Potgieter. Stand 10 has been put on the market. Security upgrades have been implemented. Khaya traverse smart locks have been instituted.

RV247 Benbow - asked what WMA is. JS replied that it was the Welverdiend Management Assoc.

RV212 Lotwis - Have there been any break-ins recently. JS replied that there had been no recent incidents.

Snare sweeps are being conducted regularly. A large security sector wage increase is affecting the budget. 24hrs camera monitoring is also costly. Fuel prices also had an effect on the budget. New cameras have been installed at both access gates. JS thanked the fibre sub-committee for all their hard work to find a solution for the estate, although it was to no avail. Currently, residents are signing up with Letaba and Radioactive. The Telkom infrastructure belongs to Telkom and not the HOA, so we would not be able to utilise it, even if we found a suitable service provider.

RV276 Spencer - Suggested utilising the dedicated fibre room to house Telkom equipment for increased service levels. JS replied that Telkom are not keen to invest more money in copper moving forward. G Earnshaw (RV236) advised that Telkom are not replacing blown boards with new equipment, but using refurbished boards. The Telkom equipment is really old.

JS continued advising that the area is in the 5th year of drought. The numbers of game having been removed from the estate has been minimal. It is not simple to remove game.

RV298 Hartshorne - asked what numbers and species have been removed. JS replied that these numbers will be distributed with the minutes.

RV247 Benbow - suggested planning earlier in advance for game removal, as it is disruptive to home owners. JS replied that there are many factors effecting game removal. Permits are required, the helicopter has to be available as well as the state vet.

JS gave thanks to Mr Joubert (RV238) for the grass bales donated last year. ARC are still assisting with the management of flora & fauna during the drought.

RV102 Blunden - asked what the policy is for game capture. JS replied that the market for live game is very depressed, so the Board have agreed that the capture costs be borne by the capture team and we receive no funds for the game, but gain in removing excess of the species from the estate.

RV054 Mitchell - asked if we have ideal carrying capacity numbers and how close are we to achieving this. JS replied that 80 impala should have been removed already and this is starting to affect the grasses. Faecal samples are sent to ARC for nutrition tests, transacts are taken and the holding numbers calculated are based on this. JS replied that we are nowhere near the ideal holding numbers. It will be necessary to cull during August if we cannot remove impala.

RV203 Ahrens - advised that the game capture team were parked outside his house and there were 15 students on board, who pays for this. JS replied that the game capture company bears all those costs.

JS continued that estate staff are in the process of removing all alien vegetation. Electrical trips at the kiosk are under investigation and will be discussed with Motla and Eljon in the next few months.

RV298 Hartshorne - Asked if the Board would be installing estate boreholes to feed the storage tanks. JS replied that the Board are investigating this possibility.

JS continued advising that there are 243 developed sites currently. JS gave thanks to Sarah Solomon (RV254) and Candice Stipp (RV279) for the production of The Raptor and the maintenance of the RVHOA Facebook pages. JS also gave thanks to the finance sub-committee comprising Chris Gregory and Mike Henderson. JS gave thanks to Stefan Triegaardt (RV064) for all the engineering work he does for the HOA without charge. JS also gave thanks to Dr Hamish Currie (RV040) and Dr Peter Rogers for their veterinary services and expertise. JS gave thanks to the Estate management and staff. JS gave thanks to fellow Directors for all their input and support. JS thanked the members for entrusting the Board with the running of the estate.

6. Resolutions

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

Ordinary Resolution Number 1 – Approval of minutes of AGM of 4th August 2018 – self-explanatory.

Lotwis RV212_ – Question raised above in matters arising.

Ordinary Resolution Number 2 – Approval of the Financial Statements year-ended 28 Feb 2019 – self-explanatory.

No questions were raised.

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

Mc Kechnie RV307 – asked what is the increase on FVLN fees annually. RS replied 8%.

Ordinary Resolution Number 4 – Capex

Benbow RV247 - asked why is the HOA tendering for a roads refurbishment when we have paid staff. JS replied that our staff do not have the skills set for this type of projects.

Hutchinson RV87 - asked if Pygmy Falcon can also be addressed. JC to conduct a site inspection of Pygmy Falcon. TP advised how difficult it has been to source the correct materials for this project.

McKechnie RV307 – The R2.7m total spend for the roads. Will it have any effect on future maintenance expenditure. TP replied that the roads were never made correctly when the estate was established, they were only graded out of the bush. In some areas they cannot be graded further as we are down to bedrock. By repairing the roads we are hoping to defer purchasing capital expenditure in the future. McKechnie suggested including members in this decision making process.

Braun RV255 – Traffic circle at the school entrance, has this been included. TP replied that this has been included for 2 years hence. This matter will be discussed with the school.

Hartshorne RV298 – advised that the rationale of this Capex spend should have been discussed with members in an information session. JS replied that complaints with regards the surface of the roads, are received almost daily. Many of the roads can no longer be graded as we are down to bedrock level. This is the reason why the Board prioritised and moved forward with this project.

Brooke RV200 – asked if speed humps/dips will be included in the upgraded roads project. TP advised that these will be incorporated being mindful of the mitre drains.

Lotwis RV212 - thanked the Board for putting the 5 year plan together. He stated that it should have been discussed more with members prior to voting.

Dold RV144 - stated that the members appoint the Board to manage and run the estate, so to nit-pick every decision they make is totally undermining.

Partington RV171 – asked what percentage of the roads will be addressed. TP replied that we would like to do 100% of the roads, but will be starting with the worst sections first. TP made apologies to Lotwis (RV212) for not pre-informing the members with regards the road tender being published.

Hartley RV296 - asked if provision been made for paving certain sections of the roads (ie circles). He suggested that a test portion be conducted before investing voting on the project in entirety. TP replied that all the material used will be tested at the Labs in Nelspruit, so we do not feel that a test portion is required. TP suggested that members who are interested can obtain a copy of the tender document from the office.

Mitchell RV054 - asked why only one layer required for the roads? Would it not be better to do a smaller section 100% than do a larger section 50%. TP replied that obviously it would, but since this project is to be completed over a period of 5 years, we need to cover more ground more quickly.

Ahrens RV203 - advised that he is happy with the roads projects. The road surface does need addressing.

Whatmore RV312 - asked what will be the interruptions for home owners. TP replied that we will try to minimise interruptions. Only one side of a road will be done at a time, allowing for vehicles to pass. The size of the trucks involved in this project will

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be monitored for access to the estate. In certain sections ripping and compacting will be done.

Benbow RV247 – stated that he feels that before we vote on this, members should be better informed. JS explained that we are currently voting for the next 12 month's spend of Capex of R1.6m over various projects.

Hutchinson RV087 – Stated that dust is an issue, we need to move forward with this road project. JS advised that the dust does not help with the grass feeders on the roadside either.

Hartshorne RV298 – Proposed that on the basis of follow-up information sessions, and the option of voting to further this project on an annual basis, Keith would vote.

Water chlorination – JS advised that currently, we should still not be drinking the municipal water supply.

McKechnie RV307 – asked if this will be regulated from a health perspective. JS explained that TP is a water engineer. TP ensured that the water will be thoroughly tested and monitored. The chlorinator will measure the quality of the water coming in and we can dose chlorine accordingly.

Partington RV171 – asked about the timing of this project. TP advised that we can have the testing equipment within a week. The installation of the chlorinator will take a longer time, but should be completely installed and operative within 6 months.

Lotwis RV212 - asked will the level of chlorine be monitored. TP replied that it would.

Hartley RV296 - asked if a final presentation will be issued regarding final costs. JS replied that the MOI dictates that the Board cannot overspend approved figures. Should the need for a potential overspend be established, then the Board has to go back to members for permission to increase the spend. TP advised members that this is a summary of the capital budget, there is a detailed is break down, but for display purposes this is more easily read on one page.

Ordinary Resolution Number 5 – Re-Election of Directors J Scorer – self explanatory

Ordinary Resolution Number 6 - Re-Election of Director L Henderson – self explanatory

Lotwis RV212 - thanked JS & LH for making themselves available for re-election. JS stated that she hoped that 2 new Board members would be forthcoming. JS explained the difficulties of being a Board member.

Benbow RV247 gave a vote of thanks to ALL board members.

Special Resolution Number 1 – Waste Bins

Special Resolution Number 2 – Waste Cages

JS explained the damage being caused by baboons accessing houses due to foraging. The last 2 resolutions are to try and tighten access to garbage from the baboons.

Redecker RV100 – asked to what extent will this be enforceable. JS replied that penalties will be issued.

Currie RV040 – explained that JS is trying to generate support to lessen the impact of the baboon damage.

Redecker RV100 - commented that this constitutes the change to an existing rule. Paul Truter advised that due to a change in circumstances, rules can be changed by special resolution.

Mitchell RV054 – suggested that the Board are trying to resolve an issue and not be dogmatic with regards to actual cage size.

Lotwis RV212 - asked if the new requirement for cages was mandatory given the resolution wording "It is advisable that Members install cages..." and the Board clarified it was not mandatory. JS explained that we want members to try their utmost to avoid baboon damage via poor waste containment.

Special Resolution Number 3 – Steel sheeting colours

Special Resolution Number 4 – Fascia Boards

Whatmore RV312 – asked if wood colours would be acceptable on the deck area. JS replied that the Board are requesting the fascia boards to match the house colour.

Special Resolution Number 5 – 0.50% Buy-In Levy

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JS advised that this was suggested at the AGM in 2017, 2 years ago.

Ahrens RV203 - asked if this affects existing or new members. Paul Truter replied that it will affect all property sales from 1st November 2019, if accepted by members.

Partington RV171 – stated that since there is R8.2m of reserves he will not support this resolution. TP advised that there is only R2.3m in reserves and the balance is working capital. As the HOA has no access to credit we have to retain funds to keep the operations going.

Hartshorne RV298 - suggested an off-site meeting with TP & Parkington to discuss the accounting details. JS suggested that Parkington volunteer to become a member of the finance sub-committee.

Arnestad RV230 – stated that a buy-in levy on furniture is illegal. C Hopkins RV089 agreed with this.

M Henderson RV213 - stated that the correct wording of the rule would have to define gross purchase price.

Kingsley RV196 - suggested that members have not received sufficient information to make a decision here. He asked would the buy-in levy cover the loss of income from the building levy.

Lotwis RV212 – agreed that more information was required.

Hutchinson RV087 - suggested instead of a buy-in levy, make it a non-refundable debenture of a fixed value.

JS advised that if members are not in favour of this change in the MOI, to vote against this resolution. If the requisite number of votes against the resolution are received, then the resolution will not pass.

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: All resolutions with the exception of the 0.50% buy-in levy were passed by members. A total of 97 votes were cast.

	DESCRIPTION	PERCENTAGE VOTE IN FAVOUR	PERCENTAGE VOTE AGAINST	PERCENTAGE VOTE ABSTAIN
ORDINARY RESOLUTION 1	MINUTES 4 TH AUGUST 2018	98.97%	0.00%	1.03%
ORDINARY RESOLUTION 2	FINANCIALS FEB 2019	98.97%	0.00%	1.03%
ORDINARY RESOLUTION 3	AUDITORS FVLN	100.00%	0.00%	0.00%
ORDINARY RESOLUTION 4	CAPEX	92.78%	3.09%	4.12%
ORDINARY RESOLUTION 5	RE-ELECT J SCORER	92.78%	5.15%	2.06%
ORDINARY RESOLUTION 6	RE-ELECT L HENDERSON	91.75%	6.19%	2.06%
SPECIAL RESOLUTION 1	HOA RULE 5.7 REFUSE BINS	97.94%	2.06%	0.00%
SPECIAL RESOLUTION 2	ARCHITECT RULE 10.3 CAGES	97.94%	2.06%	0.00%
SPECIAL RESOLUTION 3	ARCHITECT RULE 11.4 STEEL SHEET COLOUR	96.91%	3.09%	0.00%
SPECIAL RESOLUTION 4	ARCHITECT RULE 11.4 FASCIA BOARD	94.85%	3.09%	2.06%
SPECIAL RESOLUTION 5	0.50% BUY-IN LEVY	61.86%	31.96%	6.19%

7. General

JS introduced James Cary as the new General Manager of the estate. She advised that all communications and queries need to go through James. If James is unable to resolve any issues, it will then be escalated to the Board.

Solar Power – JS advised that the Board will be looking into this as an alternative power source, and findings will then be presented to members. Regulations with regards to the installation of solar panels will be paramount.

Rietspruit Game Reserve – JS advised that a proposal has been received from the neighbouring reserve to open up an area by the bird hide, to be accessible by Big 4 from Rietspruit to Guinea Fowl Dam.

Partington RV171) asked what the benefit is for Rietvlei. JS answered that it is to make a larger corridor for the traverse of the animals.

Holl RV244 stated that this is changing the ethos of the estate that members have bought into.

Members present were asked to vote by a show of hands, if they would be interested in this furthering this proposal. Members present voted a resounding no.

Speed checks – JS asked members present if they were still happy with the manner and use of the equipment used, for conducting speed traps. Members present reaffirmed by a show of hands that it is acceptable.

Hartshorne RV298 asked why a 5km grace was given. JS responded that this is acceptable practice. Hartshorne RV298 continued by stating that the mindset of the members needs to be changed in that they need to appreciate their surroundings and stick to the speed limit.

Benbow RV247 – Reducing costs. The member stated that he feels there is a lot of wastage on the estate, staff on the estate not actually doing anything. Canyon Risk has 2 persons in the response bakkie, is it necessary? JS responded that often the 2nd person in the bakkie is the supervisor. Benbow stated that as long as we are sure we are getting good service from this contract. Benbow suggests do we need as many staff as we employ. Benbow suggested reducing these costs by having volunteer members conduct some of the estate work. Benbow suggested appointing a sub-committee to make enquiries of this nature. JS suggested that Benbow head and run this sub-committee. Benbow agreed and will discuss with JS.

Lotwis RV212 – Maintenance of trails. The member asked if there was an eco-committee. JS replied that there was and suggested that Lotwis submit his proposals on paper and it would be passed on to the Eco sub-committee for discussion. Thereafter a possible meeting can be held. TP advised that there had been thought to make a new trail between Black Kite and the fenceline.

8. Meeting Closure

There being no further business, the meeting was closed with thanks at 13.00pm

JS gave thanks to members present for their attendance.

GAME CAPTURE FIGURES MONTHS: MAY TO JULY 2019

SPECIES	REMOVAL TARGET	NUMBER OF ANIMALS REMOVED	BALANCE OF TARGET TO REMOVE
ZEBRA	10	10	NIL
WATERBUCK	13	13	NIL
KUDU	10	9	1
GIRAFFE	10	2	8
NYALA	23	0	23
IMPALA	100	0	100
WARTHOG	20	0	20