



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, 31<sup>st</sup> October 2020**

**Director's Present:**

Thinus Potgieter (Chairperson)	<b>TP</b>
Lovelle Henderson	<b>LH</b>
Brian Saverton	<b>BS</b>
Candice Stipp	<b>CS</b>

**Director's Apologies:**

None

**Management:**

James Cary	<b>JC</b>
Gordon Breetzke	<b>GB</b>
Roz Saverton	<b>RS</b>

Minutes recorded by R Saverton (**RS**)

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**1. Signing of Covid-19 Attendance Register**

Owners were requested to sign the attendance register and have their temperatures recorded 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, TP welcomed all members present at 10:09 and declared the meeting duly constituted. TP reminded all present to please stand and state their name and site number when speaking before the attendees for accurate recording purposes. TP 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: RV016, RV024, RV029, RV042, RV048, RV052, RV054, RV057, RV083, RV084, RV087, RV089, RV090, RV094, RV096, RV097, RV098, RV105, RV106, RV110, RV111, RV125, RV127, RV134, RV137, RV141, RV153, RV169, RV160, RV161, RV187, RV209, RV219, RV221, RV222, RV223, RV229, RV236, RV237, RV241, RV242, RV243, RV252, RV254, RV256, RV263, RV269, RV273, RV274, RV282, RV283, RV286, RV291, RV295, RV296, RV303, RV305, RV307, RV311, RV312, RV314, RV317, RV318, RV319, RV320, RV312 & RV331.

**4. Matters Arising –**

RV212 Lotwis – Informal directory of members still to be finalised. POP Act allows for this provided it is voluntary.

**5. Chairman's Report**

TP ran through his report and asked for member questions regarding the Chairperson's report. TP gave thanks to Janine Scorer for her tenure on the Board and her contribution to the running of the estate. Thanks to members for voting on new

*Directors: MJ Potgieter (Chairperson); L Henderson; B Saverton; C Stipp*

Director Candice Stipp. TP reported that operating expenses had increased by only 3.7%, without compromising service levels. Reduction in "other income" has reduced from previous years, as there were fewer building activities, however it has stabilised at R100k per annum. Capital Reserves levels at R3.8m. Emergency Reserves are at R2m. TP advised that the finance sub-committee review these figures monthly. TP reported that 20% of members pay levies in advance, this assists in covering normal operating expenses. Maintaining expenditure allowed for a 5.5% increase in monthly levies effective 1<sup>st</sup> March 2020. Debtors remain at acceptable levels. Resignations of Byron Wright and Thinus Koen left management under pressure. J Cary was appointed July 2019 and Gordon Breetzke in January 2020. Estate labourers have all joined NUFBWSAW (National Union of Food, Beverage, Spirits and Allied Workers). A 15% salary increase was demanded from the Union, 6.5% was accepted effective 1<sup>st</sup> August. Ecological discussions with Dr. Peel are conducted on a regular basis. The eco sub-committee is to convene a meeting soon. Culling and game removal for 2020 is almost complete. Capital projects to be completed are building of storage space at the contractor's gate as the rental premises were given up. The hold-up here is due to the fact that that portion of the property has to be transferred into the HOA's name. The chlorinator project has been shelved. Thanks to Mike Henderson & Chris Gregory for their contribution for the finance sub-committee. Thanks to Derek Solomon, Hugh Marshall, Dave Spencer, Hamish Curry & Mark Lotwis for their contributions to the eco sub-committee. Thanks to the Fibre Optic sub-committee of Adrian Bailey, Sarah Solomon, Geoff Earnshaw and Catherine Earnshaw, which project was previously shelved but has now been resurrected. Thanks were given to Sarah Solomon for the Raptor & Candice Stipp for managing social media. Thanks were given to to Board members, management & staff. TP invited home owners to engage with staff and Board members on a personal basis. TP commented that the Board was appointed by members so any assistance will be gratefully accepted.

H Marshall (RV243) – gave appreciation to the running of the estate during the COVID-19 pandemic, and for the contribution of the Board.

P Zirkel (RV145) – Suggested that the fencelines be checked more often for debris left behind after fence repairs. She also suggested conducting regular tidy up on the trails. TP replied that the whole fence is not monitored by cameras. TP re-iterated that this is why the member's communication is crucial.

J Arnestad (RV230) suggested that the estate staff check the roads where debris has been left. TP agreed that the staff should be more vigilant.

T Muller (RV175) - suggested circulating the water quality tests on a more regular basis. TP replied that during the course of the year, water quality tests are regularly conducted, and proved that the municipality will not change their standards.

S Benbow (RV247) – Electrical supply – TP advised that this topic be discussed under General

D Andrew (RV194 non-member) – TP advised these matters should be discussed under general and that the current discussion is with regards to the Chairperson's report.

TP reminded members that pre-advice should be received regarding matters to be included in the AGM agenda.

## **6. Ordinary Resolutions**

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

Ordinary Resolution Number 1 – Approval of minutes of AGM of 3rd August 2019 – self-explanatory.

Proposed – R Braun (RV255)

Seconded – J Scorer (RV299)

Ordinary Resolution Number 2 – Approval of the Financial Statements year-ended 28 Feb 2020 – self-explanatory.

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

R Braun (RV255) – asked if Board was happy with the current auditors.

TP advised that the relationship with FVLN is very strong, they are always available should we require assistance.

Ordinary Resolution Number 4 – Re-election of B Saverton as a director of the Association – self-explanatory

Ordinary Resolution Number 5 – Election of Director DC Humphrys – self-explanatory

Ordinary Resolution Number 6 - Re-Election of Director H Leyden – self-explanatory

TP explained that a full CV is not necessary to be appointed as a Director, a keen mind and a balanced view is appreciated. TP thanked the appointees for making themselves available to stand on the Board.

J Elbertse (RV206) – Changing of the blue print of the estate (included in written Chairperson’s report), what did TP mean by that? TP replied that this blue print or ethos of the estate will not be changed, the estate has to move forward and be progressive. The development status of the estate was completed quite some time ago, what was meant that to have an “open mind”.

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.

TP read the results of the ballots as follows: All resolutions were passed by members. A total of 102 votes were cast. TP thanked all members for their votes.

	DESCRIPTION	PERCENTAGE VOTE IN FAVOUR	PERCENTAGE VOTE AGAINST	PERCENTAGE VOTE ABSTAIN
ORDINARY RESOLUTION 1	MINUTES 3rd AUGUST 2010	97.06%	0.00%	2.94%
ORDINARY RESOLUTION 2	FINANCIALS FEB 2020	96.08%	0.00%	3.92%
ORDINARY RESOLUTION 3	AUDITORS FVLN	97.06%	0.00%	2.94%
ORDINARY RESOLUTION 4	RE-ELECT B SAVERTON	92.16%	5.88%	1.96%
ORDINARY RESOLUTION 5	ELECT DC HUMPHRYS	95.10%	1.96%	2.94%
ORDINARY RESOLUTION 6	ELECT H LEYDEN	98.04%	0.00%	1.96%

## 7. General

S Benbow (RV247) – Electrical supply – TP advised this to be discussed under General. Benbow did not raise this subject under general.

D Andrew (RV194 non-member) – Re-stocking of game for gene pool. TP replied that the eco-committee will be discussing this matter at their next meeting.

J McLean (RV164) – No new animals have been brought onto the estate in the last 4 years. H Marshall (RV243) replied that animals often break through the fences. TP

advised that the matter has been discussed with Dr. Peel that he is happy to discuss this going forward. J Scorer (RV299) also commented that animals often traverse between the estates.

J McLean (RV164) – Sable introduction, will this be addressed again? TP replied that due to poor rainfalls received since this matter was raised 2 years ago, it is not currently viable in the current season.

T Dold (RV144) – Traversing on the estate. Walking in river beds past households. T Dold pointed out as per title deeds documents this is allowed. Terry reminded members present that the estate used to be more neighbourly. Terry advised she wanted to raise this point to make members aware of their rights.

J Elbertse (RV206) – Introducing new species. Jurgen commented that the estate is gated in and small on natural resources, so it is very difficult to introduce new species. Jurgen stated that the estate is more like a zoo, as it is fully enclosed with limited carrying capacity. Jurgen will accept the recommendation of Dr. Peel.

J Elbertse (RV206) – Following on from T Dold (RV144), newer members seem to be more susceptible to “city-type” regulations, children’s noise, shouting and general misbehaviour. 20m from the building peg is the boundary for traversing over properties.

J Elbertse (RV206) – Rocks and stones being deliberately placed on the cycle trails to make it difficult for cyclists to traverse. This is not acceptable in the Raptor’s community.

G Redecker (RV100) – Queried whether the monies deducted from members regarding water & electricity are being paid over to the correct channels. TP replied that Maruleng is the retailer of the bulk water, but there is no way we can determine Maruleng is paying over the monies received from HOA to Dept of Public Works. If the HOA was not paying over these monies the supply would be cut off from Maruleng & Eskom. J Arnestad (RV230) asked if the HOA pays Eskom directly. RS replied that the HOA does.

G Redecker (RV100) – Why can solar panels not being erect over thatch. TP replied that members voted on this matter and the matter was voted on and accepted. TP further advised that comments from members were requested, received and debated. The members agreed to the issued rules. J Scorer (RV299) advised that according to SABS it is illegal as it is a fire hazard. A Breuers-Bakkers (RV103) – Advised that they had just installed panels on a flat roof and surrounded by lathe, as this minimises the view of the neighbours and is more safe. She further commented that installation of solar panels is not allowed directly onto thatch in the Netherlands either, due to the safety risk.

J Arnestad (RV230) – Advised that the new municipal manager is open to meetings & discussion.

T Gunstone (RV049) – Suggested installing boreholes for future use, to avoid any political hijacking or shut-down. TP replied that boreholes have been investigated. Development of boreholes is expensive and not guaranteed to be successful, with regards to safe yield. (See slide from Dr. JR Vegter from WRC) TP replied that the HOA would require 4 boreholes at a cost of R125000 at a large risk. TP advised that in his personal opinion this would be a waste of funds.

R Severin (RV240) – Believes that cost of boreholes should be re-visited. Certain members may feel that the roads are more important, but perhaps it should be re-

opened to discussion. Rob continued stating that there was no mention of security in the Chairperson's meeting. Bio-metrics needs to be introduced at the main gate. TP advised that the security budget has been increased in the Capital Projects.

M Lotwis (RV212) - Suggested the Board host more open discussions and stated he will gladly share his email address with regards to the eco-committee. TP agrees that hosting more open discussions is a very good idea.

## **8. Meeting Closure**

There being no further business, the meeting was closed with thanks at 11.57am

TP gave thanks to members present for their attendance.