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**Raptor's View Home Owners Association Annual General Meeting
held at the White Rhino Conference Centre, Hoedspruit,
on Saturday, 16th October 2021**

Directors present:

Lovelle Henderson (Chairperson)
Merrick Oeschger
Richard Braun
Joan Arnestad
Antony Patten
Darren Humphrys

Apologies: Janine Scorer

Management present:

James Cary
Wilna Mew
Danielle McFarlane

Minutes recorded by Monika Golightly & Danielle McFarlane

1. Welcome

The necessary quorum being present and due notice of the meeting having been given by the Board, Lovelle Henderson welcomed all members present and declared the meeting duly constituted. She reminded all present to please stand and state their name and site number when speaking for accurate recording purposes. Lovelle Henderson explained the purpose of the meeting.

2. Apologies

Apologies and proxies were received at the RVHOA office and at this meeting from owners of the following Raptor's View sites:
RV029, RV042, RV048, RV064, RV067, RV071, RV083 & RV084, RV105, RV147 & RV148, RV156, RV160 & RV161, RV162, RV165, RV179, RV182, RV208, RV220, RV221, RV219 & RV222 & RV223, RV224, RV236, RV237, RV242 & RV243 & RV244, RV252, RV254, RV266, RV271, RV272, RV282, RV298, RV299 & RV300, RV317, RV318, RV320 & RV321, RV331, RV296, RV247, RV054, RV190, RV311, RV78.

3. Matters arising from the minutes of the previous AGM dated 31 October 2020

There were no matters arising from the minutes of the previous meeting on 31 October 2020.

3.1 Ordinary Resolution 1

Proposed – Ole Ahrens (RV 203)

Seconded – Cindy Hopkins (RV 89)

4. Chairman's Report

Lovelle Henderson took the members through her report and invited questions. She thanked the present board for volunteering their services after the resignation of a number of board members in April. She also thanked the members of the various committees for their hard work during the year, as well as Sarah Solomon and Ali Joy for producing The Raptor. She encouraged members to join one of the committees. Lovelle then explained the board's vision for the estate, the Directors portfolios and major achievements and successes (tabled).

She concluded that a well-functioning board requires a minimum of 7 members.

5. Approval of the Financial Statements ended 28 February 2021

Merrick Oeschger took the members through the financial statements. He said that everything was in order when he took over the finance portfolio in May 2021, and explained that with 250 houses built, we were in the process of streamlining and simplifying the accounting system. Merrick showed slides which explained how the money is spent. There were no questions from the floor; written questions by one member were answered directly.

5.1 Ordinary Resolution 2

Approval of the Financial Statements year-ended 28 Feb 2021 – self-explanatory
Proposed – Brian Saverton (RV 304)
Seconded – Mike Whatmore (RV 312)

6. Speed Management

Tony Patten explained the systems investigated and how we manage speeding on the estate. He confirmed that phase one, being speeding fines, was already implemented and asked for members' opinions on speed humps or dips.

Ordinary Resolution 3 – Speed Humps

Ordinary Resolution 4 – Speed Monitoring Devices

7. Change in financial year end

The decision to change the financial year end to 31 May was taken by the board to avoid compilation of the budget over the Christmas period, avoid the financial year-end rush in February and allow for more accurate budgeting; therefore the current financial year will be extended by 3 months. The operational and capital budgets will be managed in the same timeframes.

No resolution is required for this.

8. Approval of Capital Expenditure Budget to 31 May 2023

Merrick Oeschger tabled and explained the capital expenditure budget.

Erosion control and road maintenance are major projects. He explained that normal monthly levies are used for the daily running of the estate including salaries, and special levies are for capital projects.

Merrick confirmed that the Capital Projects and Asset Replacement & Maintenance levies will be combined in future as both these are used for the same projects.

Merrick asked if anyone had questions.

Glenn Hutchinson (RV 87) asked why security cost should not have higher priority than roads. Merrick replied that residents and tenants need to stop allowing contractors in through the main gate, or lending their access cards to other people. If residents do not adhere to security protocols, then no funds on upgrades will be effective.

Lovelle mentioned that an additional security measure recently introduced was for contractors and their staff to leave access cards at the gate on arrival and collect on exiting.

Liesl Erasmus (RV 24) queried the lack of information after break-ins.

Richard Braun (on behalf of Janine Scorer) explained that this was often sensitive while investigations took place. He asked that all members trust management to handle these matters, and members will be informed as soon as the correct information has been confirmed.

Richard stated that we engage constantly with our neighbours as well as Town Watch and Farm Watch, to ensure maximum security for residents.

Ole Ahrens (RV 203) wanted to know about rentals and if this is adding to the security problem.

Merrick replied that we have approximately 50 rentals at present and all tenants are required to sign and follow the estate rules.

Jose Barreto (RV 314) asked whether the five year plan made provision for water and electricity.

Richard Braun explained that the decision was made a few years ago to downgrade our grid from 60 to 40 amps, at the same time allowing solar power on the estate. The water and electricity plan is based on full occupancy of all properties.

Jose Barreto (RV 314) then continued to say that responsibility to make up the difference (solar etc.) is with the owners, which he feels is not fair. No large household can work off 40 amps.

He also queried priority issues.

Merrick Oeschger advised that we have a lot of old equipment, including transformers, fences and vehicles and that an electrical upgrade is a serious expense.

This can be discussed at another meeting after consulting a few professionals.

Rob Severin (RV 240) stated that work done by engineers is documented and on file for scrutiny by any members.

Merrick asked if anyone had questions on the roads.

Liesl Erasmus (RV 24) is concerned about the money spent on roads.

Merrick Oeschger confirmed that the road plan was a project put together by previous board, and that this is just an extension which was originally voted on.

Marco Broekhout (RV 109) stated that our roads are fantastic compared to other estates, but we need to focus on the bad sections of the roads.

Dale Jackson – (RV 53) asked if we ever investigated sand sealed road surfaces.

Rodney Bell (RV 95) asked if we compared our roads to those with a higher grade surface.

Richard Braun explained that Thinus Potgieter and his team did research and analysis of different road surfaces.

We have also analysed road use and have focused on high traffic roads.

Glenn Hutchinson (RV 87) is in favour of acquiring a water tanker and believes that it will keep road maintenance costs down.

Merrick Oeschger explained that the money budgeted is for the roads not yet attended to.

Richard Braun advised that neighbouring estates will share in the cost of common fences.

Merrick asked if anyone had any other questions on the Capital Projects.

Dean Margetts (RV189) asked if any cameras were installed to monitor movements.

James Cary replied, yes, there are 24 cameras which are monitored by a security company. Within the next year, we will install another 8 cameras and in the following year, more cameras will be purchased and installed. The access systems will be upgraded as well.

There were no other questions on Capital Expenditure.

8.1 Ordinary Resolution Number 5 – Capex Budget

9. **Appointment of Auditors**

The chairman explained that we need to appoint new auditors after 5 years. We are happy with our present auditors and could appoint another partner from the same audit firm but we would need to or change the MOI. A special resolution would be required for this. Changing the audit firm requires an ordinary resolution – to be resolved in first quarter of 2022.

10. **Appointment of Directors**

The chairman explained that the new directors' appointments were temporary but they can be voted onto the board at the AGM. Darren Humphrys has resigned, and Rodney Bell has volunteered to be on the board. Lovelle recommended that all nominees be elected to the board.

10.1 Ordinary Resolutions Numbers 6 to 11 – Appointment of Directors

11. **Ordinary Resolutions**

Ballot papers were issued to all members present and members were asked to proceed with voting. Danielle McFarlane and James Cary collated all votes, Monika Golightly audited.

Lovelle Henderson asked James to read out the results of the ballots as follows: All resolutions were passed by members. A total of 95 votes were cast. Lovelle thanked all members for their votes and welcomed Rodney Bell to the board.

	DESCRIPTION	In FAVOUR	AGAINST	ABSTAINED
ORDINARY RESOLUTION 1	MINUTES 31 ST OCTOBER 2020	93.7%	0.0%	6.3%
ORDINARY RESOLUTION 2	FINANCIALS FEB 2021	98.9%	0.0%	1.1%
ORDINARY RESOLUTION 3	SPEED HUMPS	25.3%	72.6%	2.1%
ORDINARY RESOLUTION 4	SPEED MONITORING DEVICES 1 – MUNICIPAL GRADE 2 – ESTATE GRADE 3 – SPORTS GRADE	2.1% 7.4% 89.5%		
ORDINARY RESOLUTION 5	CAPEX BUDGET	93.7%	3.2%	3.2%
ORDINARY RESOLUTION 6	ELECT JOAN ARNESTAD	70.5%	25.3%	4.2%
ORDINARY RESOLUTION 7	ELECT RICHARD BRAUN	87.4%	10.5%	2.1%
ORDINARY RESOLUTION 8	ELECT MERRICK OESCHGER	97.9%	1.1%	1.1%
ORDINARY RESOLUTION 9	ELECT ANTONY PATTEN	98.9%	1.1%	0.0%
ORDINARY RESOLUTION 10	ELECT JANINE SCORER	94.7%	1.1%	4.2%
ORDINARY RESOLUTION 11	ELECT RODNEY BELL	97.9%	0.0%	2.1%

Directors: J. Arnestad; R. Bell; R. Braun; L. Henderson (Chair); M Oeschger; A. Patten; J. Scorer

12. General

Michael Brooke (RV 200) - Speeding fines – The new fines are not a deterrent, nor are warning letters. We need commitment from the board to stamp out speeding on the estate.

Peter Kettle - (RV 256) - How are operating and expenditure budgets determined? Lovelle Henderson explained that the process starts with input from management which goes to the finance committee for budgeting, and I s then presented to the board for final approval.

Pam Zirkel (RV 145) - People keeping pets and all feeding of game should be subject to heavy fines. The chairman supported this and asked owners to notify the office of transgressions.

Jof McLean (RV 163) would like to have lightning conductors on the agenda for the next home owners meeting. Richard Braun explained that a working group has prepared a special resolution for this which and will shortly be sent to home owners for voting. 75% of votes are needed for a special resolution to be passed.

Chris Turner (RV 289) stated that the preferred type of lightning conductor is installed at Kamogelo Centre.

John Blunden (RV 13) asked how many houses have burnt down on the estate. Richard Braun replied – 2, one through an electrical fault, and one through an unattended braai.

Glenn Hutchinson (RV 87) asked whether we are below the required danger zone for lightning as far as insurers are concerned. Lovelle confirmed that we are below the danger zone.

Marco Broekhout (RV109) – asked whether the conductors are mandatory. Richard Braun confirmed that it is not compulsory but your insurers may request that conductors are installed.

Chris Turner (RV 289) queried rules on solar energy and the installation of solar panels on thatch. Richard Braun replied that the rules of the estate, voted on by members, are quite clear on aesthetics for solar panels.

There being no further business, the meeting closed at 12h15. The chairman thanked members for their attendance.