
**Raptor's View Home Owners Association Annual General Meeting
held at the White Rhino Conference Centre, Hoedspruit,
on Saturday, 29th October 2022**

Directors present: Antony Patten (Chairperson)
Rodney Bell
Richard Braun
Lovelie Henderson
Merrick Oeschger
Janine Scorer

Apologies: None

Management present: James Cary
Wilna Mew
Vanessa Berlein

Minutes recorded by Vanessa Berlein

1. Welcome

The Members in attendance were welcomed to the RVHOA Annual General Meeting 2022.
It was noted that a quorum was present and on this basis the meeting officially opened at 10h01.

2. Apologies

The RVHOA office received apologies and proxies from the following Raptor's View Home Owners:
RV012; RV013; RV028; RV034; RV042; RV044; RV049; RV054; RV071; RV076; RV083; RV084;
RV090; RV122; RV127; RV128; RV136; RV138; RV142; RV165; RV166; RV172; RV179; RV182;
RV189; RV199; RV200; RV209; RV212; RV221; RV224; RV237; RV247; RV253; RV261; RV273;
RV275; RV278; RV281; RV282; RV283; RV286; RV295; RV296; RV306; RV311; RV312; RV319;
RV320; RV321; RV331.

3. Matters arising from the minutes of the previous AGM dated 16 October 2021

There were no matters arising from the minutes of the previous meeting on held 16 October 2021
and it was noted that no corrections were proposed.

3.1 Ordinary Resolution 1

Voting with regards to Ordinary Resolution 1 was recorded as follows:

Resolution	In favour of	Against	Abstain
ORDINARY RESOLUTION NUMBER 1 That the minutes of the previous annual general meeting of the Association on 16 October 2021 be and are hereby approved.	94	0	0

4. Chairman's report

Tony Patten once again thanked and welcomed all in attendance and highlighted that the meeting would maintain the statutory structure endeavouring to not take up the valuable time of Members present.

From the Chairperson's report, feedback was briefly provided for the period under review. In particular mention was made regarding three key aspects that the Board considered of relevance, namely, maintaining a sound financial standing; a focus on infrastructure and estate development and with this in mind ensuring compliance within legal and governance parameters as prescribed by the Companies Act, the MOI and Estate Rules.

Tony Patten thanked his colleagues on the Board, who with strong views at times, participated in lively debates to reach a consensus. The ultimate focus was on the achievement of a sense of community with a view to enhance the life of all on the estate and with the support of the Board, Management and Members this objective had been achieved.

5. Financial Director's Report

Merrick Oeschger provided feedback on the Financial Director's Report by leading the Members through key aspects of the annual financial statements. He reiterated that the financial statements presented to the Members are for a period of 15 months from 1 March 2021 to 31 May 2022. The 15-month reporting period is the result of changing the financial year end from 28 February to 31 May as voted for by Members at last year's AGM.

Feedback was provided that estate levies and CAPEX funding provided the predominant source of revenue income. Security costs formed the highest portion of the estate expenses. Electricity costs also reflected significantly, however this expenditure is recovered in monthly invoicing. Employee costs also attributed to the increased overall expenses and it was noted that the overall costs per hectare are comparable, if not less than other estates. It was also noted in instances where there was an overrun in expenses this was made up for in certain income lines that generated more income than budgeted for.

5.1 Ordinary Resolution 2

No further comments were raised relating to the audited annual financial statements and on this basis, the voting for Ordinary Resolution 2 was recorded as follows:

Resolution	In favour of	Against	Abstain
ORDINARY RESOLUTION NUMBER 2 That the audited financial statements of the Association for the period ended 31 May 2022 be and are hereby approved.	94	0	0

5.2 Ordinary Resolution 3

Merrick Oeschger provided background information regarding the previously approved Capital Expenditure Budget taking into account the change in the 15 month reporting period and the provisional 5 year plan. The provisional plan of expenses was compiled based on the proposed projected income and the budget was very specific at the time. Provision has since been made for variances in comparison with the actuals over the extended reporting period. The Capital Expenditure budget forecast will be extended to 2029 and Members will be entitled to provide an opinion in this regard, going forward.

The Members were informed that the purpose of Ordinary Resolution 3 is to obtain discretionary authority to reallocate over and under expenditures between the Capital Expenditure budgets to allow for more realistic margins.

On this basis, the voting for Ordinary Resolution 3 was recorded as follows:

Resolution	In favour of	Against	Abstain
ORDINARY RESOLUTION NUMBER 3 That the board be granted the additional authority as defined in the Notice of Meeting – Financial Director’s report.	91	2	1

5.3 Ordinary Resolution 4

Merrick Oeschger also mentioned that in the year under review, Van Sitterts had been appointed as the auditors responsible for conducting the annual audit and the compilation of the annual financial statements. The Members were assured that there were no flags raised with the exception of a few housekeeping matters and the auditors and Board alike were satisfied and comfortable with the overall performance of the Association. The purpose of Ordinary Resolution 4 was to retain Van Sitterts for a further financial year and voting in this regard was recorded as follows:

Resolution	In favour of	Against	Abstain
ORDINARY RESOLUTION NUMBER 4 That van Sitterts Auditors be retained as the auditors of the Association for the financial year ending 31 May 2023.	94	0	0

6. **Ecology Director’s Report**

The content of the Ecology Director’s Report was noted with no further comments received regarding the points raised.

7. **General Manager Report**

The content of the General Manager Report was noted with no further comments received regarding the points raised.

8. Election of Directors

The Members were informed that the MOI requires that one-third of the directors retire at each annual general meeting. The Board determined that the longest serving director, Lovelle Henderson, and Tony Patten will officially resign, however, they both agreed to stand for re-election to the Board.

8.1 Ordinary Resolution 5

The voting for Ordinary Resolution 5 was considered and adopted as follows:

Resolution	In favour of	Against	Abstain
ORDINARY RESOLUTION NUMBER 5 RE-ELECTION OF DIRECTOR – Lovelle Henderson.	79	12	3

8.2 Ordinary Resolution 6

The vote for Ordinary Resolution 6 was considered and adopted as follows:

Resolution	In favour of	Against	Abstain
ORDINARY RESOLUTION NUMBER 6 RE-ELECTION OF DIRECTOR – Tony Patten.	94	0	0

9. Questions and any other matters

RV243 – Hugh Marshall mentioned that the cycad at the entrance appeared to be eaten by something and Management was to please investigate this further. RV163 – Jof Mc Lean provided an insightful response that as the plant propagates, part of the natural cycle is that it breaks open. Nothing would eat the cone as it is neurotoxic.

RV243 – Hugh Marshall raised a further point regarding the water going to the new development at Khaya Ndlovu (KN). Janine Scorer responded that there is a cap on how much water KN has access to and Welverdiend is billed for consumption based on usage. It was noted that the manor house is excluded from this agreement.

RV162 – Werner Magerl raised a concern regarding Canyon Risk golf carts, tools and other items lying around making this area look particularly messy. James Cary noted the concern and will take this up with Canyon Risk Management to ensure the entrance remains more presentable.

RV280 – Thomas Muller mentioned the informal trail between RV280 and RV273 where the bush has been cut back to widen the area. James Cary mentioned he is aware this path had been cleared to the transformer and kiosk however, Management will investigate this to see how the trail can be diverted and/or closed and feedback will be provided.

RV207 – Elfie Maulen raised a point that a number of Home Owners are not satisfied with the alarm services currently provided by Canyon Risk Security (CRS). James Cary mentioned that this matter is being addressed with CRS and has been raised with the Security Committee. From the estate security perspective, Management is satisfied with the services provided to the estate directly. Rod Bell commented that the contracts will be considered as a means to leverage and encourage improved security services to the Home Owners.

RV164 – Matt le Grange requested feedback on the amendments to the Architectural Rules relating specifically to the questions posed to the Alternate Roofing Committee at the Information Evening. Tony Patten advised that feedback had been received from the attorneys during the week that preparations were underway for the AGM so this matter had not been deliberated on as yet. The proposed changes to the Architectural Rules would only include the alternative roofing types, as proposed by the Committee.

The Board is currently looking into additional water solutions on the estate and the current thought process is two additional reservoirs. Tony Patten and Malcolm Kingsley have met in regard to tanks being connected to the main line at individual homesteads and the Board will provide feedback on the various proposals. With regard to the maximum tank capacity James Cary confirmed that a 5,000l tank fits into the building height limitations as already prescribed in the Architectural Rules.

10. Close

Liesl Erasmus was thanked for her representation of the Raptor's Views WhatsApp group at Board Meetings. The Home Owners, Board and Management were thanked once again for their attendance and the meeting was officially declared closed at 10h54.