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**Raptor's View Home Owners' Association Annual General Meeting
 held at the Southern Cross Schools Resource Centre, Hoedspruit,
 on Saturday, 25th November 2023**

Directors present: Merrick Oeschger (Chairperson)
 Rodney Bell
 John Bellew
 Richard Braun
 Christopher Gregory
 Antony Patten
 Janine Scorer
 Christopher Vet

Apologies: Lovelle Henderson

Management present: James Cary
 Vanessa Berlein
 Wilna Mew

Minutes recorded by Vanessa Berlein.

1. Welcome

The Members in attendance were welcomed to the RVHOA Annual General Meeting 2023. It was noted that a quorum was present and the meeting officially opened at 10h18.

2. Apologies

The RVHOA office received apologies from the following Raptor's View Home Owners:

RV023; RV035; RV043; RV044; RV045; RV049; RV062; RV065; RV071; RV074; RV076; RV078;
 RV079; RV081; RV083; RV084; RV088; RV094; RV106; RV110; RV115; RV122; RV127; RV136;
 RV137; RV138; RV142; RV144; RV146; RV151; RV155; RV156; RV158; RV160; RV161; RV162;
 RV164; RV165; RV166; RV173; RV193; RV197; RV203; RV208; RV210; RV211; RV214; RV224;
 RV228; RV233; RV236; RV237; RV242; RV243; RV244; RV258; RV260; RV263; RV273; RV281;
 RV282; RV283; RV284; RV290; RV295; RV298; RV307; RV310; RV313; RV320 and RV321.

3. Matters arising from the minutes of the previous AGM dated 29 October 2022

There were no matters arising from the minutes of the previous meeting held on 29 October 2022 and it was noted that no corrections were proposed.

Directors: R. Bell; J. Bellew; R. Braun; C. Gregory; L Henderson; M Oeschger (Chairperson); A. Patten; J. Scorer; C. Vet

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 29 October 2022 be and are hereby approved.	143	0	3

4. Chairman's Report

Merrick Oeschger highlighted the key activities the Association was involved in during the period under review. He was happy to report the estate was in a healthy financial position with no adverse findings in the 2022/23 annual audit and Chris Gregory was thanked for his involvement in this process.

Merrick Oeschger then highlighted some of the key activities already embarked on in the first two quarters of the current 2023/24 financial year, mentioning the purchase of the 2 Mahindra vehicles for the estate as well as the breaking of ground for the Capital Project Workshop Build that is already underway.

Merrick highlighted that the focus of the Board would be on the potential impact of service breakdowns on the estate and how to protect ourselves in the event that these unforeseen circumstances arise.

The recent sewage spillage experienced by the Hoedspruit town that overflowed into Raptor's View marked high on the agenda. Merrick Oeschger provided a brief history indicating that this was no new matter that the current Board is faced with as the situation dated back to 2000. Historically, this tends to happen once a year and is usually resolved within a day or two. In this instance, the situation extended over 3 weeks. The Board and management took this matter very seriously and a significant amount of time has been spent on reaching solutions, in consultation with various key stakeholders. The members were informed that feedback provided by an environmental law firm was that Raptor's View took the necessary required action at the time.

With this in mind, water security for the estate also forms part of the focus for the remainder of the financial year with the planned installation of a 3rd water reservoir. Tony Patten raised the concern that with the imminent water crisis, residents are to be mindful of the scarcity of this resource. It was noted that the average usage is 20 units per household with some resident's usage reaching as high as 200 units a month.

Merrick Oeschger mentioned a number of matters that were also deliberated on by members at the recent Information Evening held on 15 November 2023 which included recent legal matters such as a breach of the service level agreement with the security access system service provider as well as a CSOS matter whereby the recent MOI and Rule amendments had been disputed. The Board had been involved in defending this matter although it had been favourably voted by the majority. The matter is pending a decision of the CSOS arbitrator.

Ecology of the estate was also a key focus, particularly bush management and the evident erosion of the dam and spillway, as the next upcoming initiative.

Merrick Oeschger mentioned that the Board has adopted a solution based approach to matters that arise with significant consideration to due processes. If need be, the expertise of external consultants will be obtained to provide recommendations to the Board on the preferred way forward. Merrick mentioned that it would be appreciated if Members with the necessary skills and expertise could offer their services by adding value in some of the key areas identified.

Merrick Oeschger acknowledged the current Board members who allocated significant personal time to the activities of the estate and sincerely thanked them for their support and involvement over the past year.

5. Approval of the Financial Statements 2022/23

5.1 Financial Director's Report – Chris Gregory

Chris Gregory provided feedback on the Annual Financial Statements 2022/23. Members were reminded that prior year comparisons were drawn for a 15 month period with the change of the financial year from February to May 2022. The current 12 month reporting period commenced 1 June 2022 to 31 May 2023.

Apologies were extended for the retraction of the financial statements which was attributed to an error in importing the figures by Van Sitterts Auditors from the Xero accounting system and mapping these to the audit templates. It was evident in the process that a line item for 'Subscriptions', to the value of R123,973 was omitted from the Detailed Statement of Comprehensive Income (Income Statement) which had a direct implication on the Profits for the Year in the Statement of Changes in Equity. The amended Annual Financial Statements 2022/23 presented, highlight these changes on the respective pages.

Chris Gregory mentioned that, with exception to the above immaterial amount, which had no implication on the Statement of financial position, he was happy to report that the Association has a very strong balance sheet, with R13m in reserves, R6m in cash balances, low receivables reflecting tight management control and minimal liabilities, the bulk of which were attributed to member deposits and prepayments.

The operating income and expenses showed a flat bottom line which was in alignment with the budget. Significant expenses were attributed to security and estate related expenses and although within overall budget, diesel costs had increased significantly for generators as a result of load shedding. This overspend had been compensated for by savings in other areas, showing responsible financial control throughout the period. It was interesting to note that electrical revenue had declined due to the increase in solar infrastructure on the estate, and load shedding.

Chris Gregory mentioned that he had drawn the statistics of ARC (Association of Residential Communities) for Limpopo and Mpumalanga and comparisons were drawn against averages for employee, maintenance and security costs and with the above in mind, he was pleased to report that RV statistics were comparably lower against similar sized estates with the same number of stands.

Chris Gregory thanked Merrick Oeschger, Tony Patten and Mike Henderson for their contribution and involvement as representatives of the Finance Committee.

5.2 Ordinary Resolution 2

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

Directors: R. Bell; J. Bellew; R. Braun; C. Gregory; L Henderson; M Oeschger (Chairperson); A. Patten; J. Scorer; C. Vet

Resolution	In favour of	Against	Abstain
ORDINARY RESOLUTION NUMBER 2 That the audited financial statements of the Association for the period ended 31 May 2023 be and are hereby approved.	141	0	1

5.2 Ordinary Resolution 3

Chris Gregory explained that following the retraction of the AFS, certain procedural matters still needed to be finalised for the financial year to May 2023. As a consequence, the Board recommended the re-election of Van Sitterts as Auditors. The Members were assured that with the exception of a few procedural matters, that the Board was generally satisfied with the overall performance of the Auditors. The purpose of Ordinary Resolution 3 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 3 That Van Sitterts Auditors be retained as the auditors of the Association for the financial year ending 31 May 2024.	136	1	4

6. **Ecology Director's Report**

The content of the Ecology Director's Report was noted with questions received for clarity, addressed under item 9 of the agenda.

7. **General Manager Report**

The content of the General Manager Report was noted with questions received for clarity, addressed under item 9 on the agenda.

8. **Election of Directors**

The members were informed that the MOI requires that one-third of the directors retire at each annual general meeting. In this regard, Janine Scorer and Rodney Bell have not made themselves available for re-election. Tony Patten who had originally offered to step down is willing to serve another term and Merrick Oeschger also indicated his availability for re-election.

MARK LOTWIS RV212 – requested that, as in the past each Director nomination be allowed the opportunity to present their brief background and provide an indication of how their contribution could be of benefit to estate.

To this end each of the Directors, namely Merrick Oeschger, John Bellew, Chris Vet and Chris Gregory each conveyed their personal financial investment in properties purchased on Raptor's View; provided a background of their extensive professional expertise and accreditation; and furthermore indicated their willingness to add value as a Director of the RVHOA Board to the overall success of the Association.

Directors: R. Bell; J. Bellew; R. Braun; C. Gregory; L Henderson; M Oeschger (Chairperson); A. Patten; J. Scorer; C. Vet

The details highlighted are captured in the Curriculum Vitae's of each annexed as H-K of the AGM Pack that was supplied to members.

8.1 Ordinary Resolution 4

The voting for Ordinary Resolution 4 was considered and adopted as follows:

Resolution	In favour of	Against	Abstain
ORDINARY RESOLUTION NUMBER 4 Merrick Oeschger be and is hereby re-elected as a director of the Association.	140	1	0

8.2 Ordinary Resolution 5

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

Resolution	In favour of	Against	Abstain
ORDINARY RESOLUTION NUMBER 5 Chris Gregory be and is hereby elected as a director of the Association.	137	4	0

8.3 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 Chris Vet be and is hereby elected as a director of the Association.	111	29	1

8.4 Ordinary Resolution 7

The vote for Ordinary Resolution 7 was considered and adopted as follows:

Resolution	In favour of	Against	Abstain
ORDINARY RESOLUTION NUMBER 7 John Bellew be and is hereby elected as a director of the Association.	136	6	0

9. Questions and any other matters

HENDRIK LEYDEN RV134 – Indicated his lack of confidence in the current auditors, Van Sitterts, and queried whether the Board was convinced they were confident in this reappointment for a further financial year. Chris Gregory conveyed that this had been taken into consideration. Given the need to restart the selection process and change the auditors at this late stage would not be advisable. In the new year this matter will certainly be addressed.

ANDREW PATERSON RV285 – raised a query with regard to the recording of meetings suggesting that over the past year, his view was that minutes had omitted certain member discussions. Merrick Oeschger acknowledged the point and indicated that the AGM is recorded and minutes (not verbatim) provide a summarised version of the discussions held. Members are welcome to provide their comments to this document if they were of the view that their opinions had not been captured.

GAVIN MC LENNAN RV304 – on the basis that the water supply is municipal, what prevents individual members from obtaining their own boreholes? Tony Patten responded that this depends on the authorities and queried whether Gavin McLennan would be happy to be co-opted to a task team to investigate this further. Tony Patten also mentioned that there are a number of factors to be taken into account. Water storage is an option. Home owners are entitled to obtain their own water tanks with the risk here being stagnation. In so far as the borehole debate is concerned the predominant risk is the overall effect on the water table as well as the quality of the water.

STEVE BENBOW RV247 – with the build of a 3rd water tank, how long would it be envisaged that this additional water would be available as a supply to RV residents? Tony Patten responded that the 3rd reservoir should allow for 12 to 14 days of water.

GERHARD REDECKER RV100 – provided a differing view to estate water resources. In the event that RV has a surplus, the municipality may demand access to our supply in the event of a town shortfall. Tony Patten noted the valid concern.

BERT HOFHUIS RV081 – why did the Board not take water samples and conduct tests from the onset of the sewage crisis? Merrick Oeschger responded that the Board knew what the very evident problem was and did not believe at the onset that tests provided any solution or additional information. The tests were taken at a point when spillage had been contained and at this stage the quality of the water could be determined and the potential risk to residents assessed. The findings were that Osprey Dam was polluted but of an acceptable quality for discharge into a river system without adverse effects.

Discussions were also held with Zandspruit Bush and Aero Estate, in the event that the overflow could not be contained. The expert recommendation was that not much could be done until the spillage had been contained.

The Board's concern at this point was also that although the water was being treated, additional intervention may negatively impact the eco-system as a whole. The view of numerous experts was to repeat the water test a month later. The second samples have been taken and these test results are pending. In the first series of tests, 47 different markers were tested to be on the safe side and the advice received was that fewer markers would be required in the second test samples.

When these findings are received a report will be tabled and submitted to residents.

(A member) - queried what the Board anticipated the solution would be should this situation arise again. Merrick Oeschger responded that the Board is evaluating how the situation can be managed in the future. Should the estate be protecting itself against 4 to 5 days contamination, the risk is minimised with the treatment process taking 48 hours.

Should the estate be subject to weeks of a similar occurrence, consideration will need to be given to associated costs within the parameters of the estate by finding a sustainable solution. Discussions have already taken place with SCS and key stakeholders in this regard. SCS is already looking at upgrades to ensure that the water quality of flow into the school dam is improved.

The discussion evolved to a purification plant, and Merrick Oeschger referred to the discussions at the Information Evening whereby this was a small volume solution. This is however, not a simple answer and the potential risks of assuming responsibility for larger volumes of sewage, from a legal and financial perspective, then becomes a far greater concern.

CHARLOTTE SULLIVAN RV256 – queried whether the Board is of the opinion the water is 100% suitable for the estate wildlife and furthermore, considering the influx of visitors to the estate over the peak season, should a person swim or fall into water would they too be at risk? Merrick Oeschger responded that the water poses no risk to wildlife and rather the concern lies with the effect, as previously mentioned, of additional water treatments on the eco-system. Cornell Vermaak, a disease ecologist, has advised that the problem cannot be fixed overnight with the best solution being heavy rains to dilute the matter and create flow.

ESTHER KEATS RV25 – raised a concern as a home owner living near the dam, wanting to appreciate the beauty of her natural surroundings without any fear of risk or contamination. Sewage spill is a major environmental risk and her concern related to the fact that this dates back to 2000 with no definite solution tabled. The focus and energy should be on addressing this once and for all.

Merrick Oeschger responded that the Board had, in consultation with experts and key role players, taken the relevant actions to prevent further spillage, to the extent that the repairs to municipal parts were paid for by the general manager from his own pocket to resolve the immediate crisis. The situation is that we do have to work within parameters however, with the criminal actions taken against the municipality, they are far less supportive and more procedural in reaching a solution. The backup generator can be repaired at a cost of R20,000 to R30,000.

FRED SCHERF RV69 – queried whether the home owners will be entitled to a rebate on their rates and taxes as a result of this crisis. Merrick Oeschger responded that Fred is correct in this view but it probably would not happen. His recommendation to Fred was that he consider the possibility of putting together a task team who would be willing to commence deliberations with the municipality on this mammoth debate.

HENDRIK LEYDEN RV134 – indicated, more as an observation, that Directors have shown willingness to improve on communications and he personally would be appreciative of a more collaborative approach from the Board in the interaction and involvement of residents particularly in key matters affecting the residents. Hendrik also mentioned that the inconsistency in what was the distribution of a standard monthly newsletter. Merrick Oeschger responded that he takes ownership of this matter and realises the relevance and importance of regular communication with members and residents alike. This will certainly be an area of improvement. With regard to the monthly newsletter, this function had been given back to management and under the communication portfolio, residents can be assured of this regularity.

A number of concerns were raised under 'Ecology' particularly relating to the report of Anita Rautenbach, the ecological consultant appointed to provide a 2nd opinion to pertinent matters tabled. A site visit had taken place with the eco committee and a report from Anita was pending. The removal of Melhania from an area south of the southern traverse gate had commenced.

Merrick Oeschger mentioned that Anita Rautenbach's report had been received by himself, the day before the AGM and had been forwarded to Dr Mike Peel. Deliberations were to take place on higher level principles between the two experts. Merrick had a discussion with Dr Peel who has had a long involvement on the estate. Not to say that Mike and Anita were in disagreement, but a final response ensuring alignment of both their responses was pending for submission to the Board and eco-committee.

Merrick Oeschger indicated that he was determined to ensure the process adopted was correct and he viewed this as critical as far bigger problems may arise should the ecology issues exacerbate. The Board awaits the report and expert recommendations, and the pilot projects will continue over the next few weeks. Members will be provided with a detailed plan of the way forward.

ROB SEVERIN RV240 – as a Director of the RV Board a few years back, Rob queried whose decision it was to stop the bush clearing programme as the Board at that time had adopted a 5 point plan for implementation. Janine Scorer reminded Rob of the severe drought with the impact being that there was no bush remaining to correct. To continue with the plan adopted under these unforeseen circumstances at the time, particularly the decision to continue exposing more areas to the extensive heat would have been nonsensical.

ANDREW PATERSON RV285 – In the October 2022 Information Evening, a home owner (Cheryl Spencer) raised the same question to which Janine Scorer responded at the time that bush clearing is never done after a drought. Andrew Paterson indicated that he took it upon himself to contact Dr Mike Peel to clarify and Mike responded this was never said. Andrew then referred to scientist (Bob Scholes) whose perspective was that drought and dry conditions favour shrubbery.

Merrick Oeschger stated that neither the Board, nor a member specifically is an expert in this field and for this reason we need to rely on and action the expert recommendations. He went on to state that Dr Mike Peel is working on a greater management plan for the surrounding area and there needs to be a clear 10 year action plan in place that is executed, regardless. Once the experts agree, the Board is to be advised so that management and committees can action what is required. Merrick Oeschger conveyed that he was in agreement with the principle, with the understanding that the plan is transparent, taking unforeseen environmental circumstances into account.

ANDREW PATERSON RV285 – Then requested a specific yes or no answer to his question as to whether there would be an expert providing clarity to the Board on the detailed ecological issues, to which Merrick Oeschger responded, yes.

CHARLOTTE SULLIVAN RV265 – requested time frames for receipt of the report from Anita Rautenbach. Merrick Oeschger responded that this would be in early in January, depending on the availability of the two consultants and their decision to agree on the way forward. Merrick preferred to state that should the report be received in the next few weeks this will be worked through by the Board and submitted to members in January. Charlotte then requested the full report and not an abridged version to which Merrick responded that he did not foresee why this would not be possible. His only premise would be that he would prefer not to create an expectation that could not be met. If the process is correct, agreed to and signed off by all, he saw no reason why members should not have access to this report.

MARK LOTWIS RV212 – then raised the fact that he has been a member of the RV eco-committee for over 4 years. He purchased in 2016 and had been on the committee since 2019. He felt it important to address the comments and clarify why the bush clearing had stopped. Dr Mike Peel has provided the estate with an annual ecological report, based on data collected from rainfall, faecal samples, wildlife game count and vegetation monitoring. This report then provides recommendations for implementation. This is a more or less copy paste format with updates based on unique conditions on the estate. The process had been started in Byron's time. Mike's view being that the only variable was water availability and the major drought having significant impact on the process and decisions taken at the time. There was no discussion as to whether the drought may favour woody plants that absorb water.

RV can furthermore not be compared to Kruger or TPNR as the bush in the confines of our small enclosed area does not ecologically recover like the larger areas where animals are able to freely migrate. The animals during the drought ate down grasses and when the perennials went down the woody density increased. Feeding programmes were introduced to supplement game but unless we seeded grass and drove around with water trucks to stimulate growth, this was an impossibility during this period. Mark indicated he was supportive of the bush thinning and was not opposed to the Melhania removal. There are two test sites where this is being removed as proposed by the bush management eco sub-committee. Raptor's as a residential wild life estate operates within the confines of associated laws and regulations and Dr Peel provides insight from an environmental perspective. A number of factors were taken into consideration in the decision making process.

ANDREW PATERSON RV285 – indicated he is happy to wait for the report once the experts have reached agreement as due to the drought, the bush encroachment has certainly accelerated and affected grass recovery. The members need to agree on this plan so that estate management can proceed with the implementation.

BERT HOFHUIS RV081 – requested whether it would procedurally be in order for management to leave the meeting to avoid conflict with the Labour Relations Act. Merrick Oeschger consulted with Bert requesting a show of hands from Members as an indication of whether the request was supported. FRED SCHERF RV069 indicated that members could not respond as they had no insight to the concern. Merrick Oeschger then requested that Management leave the hall. A number of members also left the meeting. Behind closed doors it was conveyed that this was not a disciplinary forum and this conduct would not be condoned and entertained by the remaining members present. Management were asked to return and the Board extended apologies to all for the disorderly proceedings.

GERHARD REDECKER RV100 – then questioned whether the alternative roofing discussions would take place again. Merrick Oeschger replied that the MOI is clear on the processes for those who would like to have this Rule amended. An informal questionnaire could possibly be distributed to evaluate whether there was a 10% support in of this.

GAVIN MC LENNAN RV304 – then questioned whether limited allowances could be made for domestic pets to which the general response was that this is fundamentally what sets RV aside from other wildlife estates and domestic animals would not be considered.

STEVE KNOWLES RV222 – at this point conveyed thanks to management and the Board for their efforts.

10. Close

The Home Owners, Board and Management were thanked once again for their attendance and the meeting was officially declared closed at 12h50.