



OUDE WESTHOF MASTERS HOME OWNERS ASSOCIATION

MINUTES OF THE ANNUAL GENERAL MEETING OF THE OUDE WESTHOF MASTERS HOME OWNERS ASSOCIATION HELD AT THE PROTEA VALLEY CHURCH ON 23 MAY 2023

1. Welcome and opening

Mr. Werner Greeff welcomed the members present and declared the meeting constituted.

2. Confirmation of quorum

One hundred and seventy eight (178) owners by proxy or in person, were in attendance. Accordingly, a quorum was present and the meeting could proceed to business.

3. Apologies

Mr. Christiaan Barnard

Mr. Des Geyle

Mr. Charles Thompson

4. Confirmation of the minutes of the previous Annual General Meeting held on 26 May 2022

The members present accepted the minutes.

5. Chairperson's Report on Administration May 2022 to May 2023

Mr. Werner Greeff presented his report. He highlighted the following:

- Security remains the number one priority of the OWMHOA and the majority of levy income (+-68%) is used for that purpose.
- The Automated Number Plate Recognition camera system is still fully operational and frequently tested and cameras are on a service agreement for monthly maintenance.
- Projects completed during the 2023 financial year includes the walkways in the park, cleaning of the storm water channels, removal of the reeds at Kanonberg dam, constant upgrading of the security hardware and the dilapidated building in Riesling Park. Some of these projects were funded by Council.

6. Financial report on Audited Statements and Budget

Mr. Werner Greeff presented the financial report. He highlighted the following:

- As a general rule, 3 months' overheads are held in cash;
- A profit of R64 898 was generated for the 2023 financial year.

- It is proposed by the trustees that levies increase by 5% for the 2024 financial year; effective 01 June 2023. Freestanding homes will increase from R430 to R450 per month and group housing units will increase from R215 per unit to R225 per unit.
- The HOA's priority remains security. 60% of budgeted expenditure is security related.

7. Resolutions

The following resolutions were tabled:

7.1 Approval – Audited Annual Financial Statements for the year ended 28 February 2023

The Annual Financial Statements for the year ended 28 February 2023 were approved by the members present.

7.2 Approval – Budget for the year ending 28 February 2024

The budget for the year ending 28 February 2024 was approved by the members present.

7.3 Approval of levies for 2023/2024

Approval of the levies for the 2024 financial year as being R450 (single stands) and R225 (group housing) was furnished by the members present.

7.4 Approval of appointment of auditors

The appointment of auditors, IJ Smith & Co, was approved by the members present.

7.5 Approval of appointment of Controlling Architects

Janine De Waal as Controlling Architect resigned and the appointment of Maryke Maree as Controlling Architect for the forthcoming year, was approved by the members present.

7.6 Approval of appointment of Managing Agents

The appointment of Nolands Tyg Incorporated as Managing Agents for the forthcoming year, was approved by the members present.

7.7 Approval of appointment of ADT as Neighbourhood Security provider

The appointment of ADT as Neighbourhood Security provider for the forthcoming year, was approved by the members present.

7.8 Approval for the removal of the ADT dayshift foot patrol guard

The current cost of the day foot patrol guard is R27 000 per month. The day shift foot patrol adds no value and has become redundant due to more members staying and/or working from home, WhatsApp groups and vigilance of members. It was suggested that the costs can be better utilised to upgrade technology e.g., human detection cameras, etc.

The removal of the ADT dayshift foot patrol guard for the forthcoming year, was approved by the members present.

7.8 Approval of funds for expenditure of non- HOA property/Van Riebeeckshof Valley NPC

The members present approved the resolution that the incoming Trustees are authorized to approve expenditure on assets that do not belong to the Home Owners' Association, such as the greenbelts and pavements and payments in favour of the Van Riebeeckshof Valley NPC.

7.9 Approval of Trustee rebate

The members present approved the resolution allowing a monthly rebate to trustees equal to one month's levy.

7.10 Approval of the Amended Rules 23 May 2023

The members present approved the amended rules dated May 2023.

8. Election of the trustees up to and including the next Annual General Meeting

The trustees duly nominated and accepted for trusteeship, for this financial year by the meeting, as proposed were:

Mr. Werner Greeff

Mrs. Stefanus Pretorius

Mrs. Robyn Viljoen

Mr. Morne Viljoen

Mr. Leon Badenhorst

Mr. Christiaan Barnard

Mr. Thornton le Roux

Mr. Des Geyle

9. Adjournment

As there was no further business to be discussed, the meeting adjourned at 20h00.

