

**Minutes of the Green Pastures Home Owners Association committee meeting held at
11 Kiepersol Close, Green Pastures at 18:00 Tuesday 16 February 2016**

Present: R Gerber (RG) Chairman, H Meyer (HM), S Meyer (SM), K Grobler (KG), J Swart (JS), A Suijker (AS)

Apologies: B Utian (BU)

Item	Description	Action	Due Date	Resp
1.	Member requested minutes of committee meetings made available on web page.	Agreed. Minutes will replace action lists. But fewer Newsletters will be issued due to workload	17/2	RG
2.	Security: Cameras evaluation of our current situation.	SCFPS (Southern Cape Fire Protection Services) cut through the cable to camera at entrance in five places. JS to restore service. As a result we could again not provide evidence to SAPS on GPVillage incident. Camera on North fence functioning. Other cameras are not working and need replacement	a.s.a.p	JS, AS
3.	Security: Cameras future use	A block of image data is not a solution. Modern solutions allow software to highlighted security situations which can be reacted upon. We await quotes from Canon and AllSound and a 3 rd provider for a system which really works at the entrance and can be added to over time. Cameras need not be bought outright, they can be leased, which means they can be exchanged every two years for newer models. Proposal will be presented at next meeting.	End feb	RG, AS, JS
4.	Security: Night Guard at entrance to GP	Quote received from AllSound for a 12 hour shift. Guard will start duties with complete inspection of fence. Then stop and register incoming cars, unless they have an identification as resident of GP or GPVillage. Guard can react immediately to fence alarms and camera reports and call for back up. RG to negotiate with AllSound to get better deal. Temporary Guard hut and Toilet needs to be provided by Security firm. Proposal will be presented at next meeting together with Camera upgrades.	8/3	RG, AS
5.	Security: cooperation with GP Village	A recent break in in PGVillage (the first in 5 years) has highlighted the need for the two residents' bodies to work together and share costs of security upgrades. RG to follow up.	8/3	RG
6.	Security: Mara Gate	Installation of a beam to control the gate approved (R 700.00)	a.s.a.p a.s.a.p	JS, RG, JS

		The unoccupied house on Mara is being plundered by thieves for copper, roof sheeting, etc. Mara owners should demolish this as these criminal elements are on our boundary. RG to write to them, JS to follow-up. EJ will police this gate at nights to check if it is closed.	a.s.a.p	EJ
7.	Security: Stoker Gate	This gate still often left open. Residents asked to close it is they see it open or to notify JS		ALL
8.	Security: Builders ID	The new build on erf 13668 on Sandalwood has provided us with copies of all Photo ID's as required		
9.	Aliens: Common areas	Phase one of the clean-up completed. On our common property. Remaining clean up and use of wood chipper for remaining logs being planned. It was noted that a number of very old pine trees have been retained throughout GP as they house wildlife and in some cases bees. This was in accordance with an earlier committee decision made while GP was still very young.	a.s.a.p	JS, RG
10.	Aliens: unoccupied erfs	Owner who requested quotes from South Cape Fire have received them. Many owner have cleared up their stands – thank you! The remaining will receive final written warning from Knysna Municipal Protection Services, where after their erf will be cleared by contractors and the bill added to their municipal account.	a.s.a.p March	
11.	Aliens: areas outside of the electric fence	Fire Chief C Manuel, had written to GPHOA informing us he will act against owners of surrounding properties (including Eskom) as soon as the new regulations have been passed. The bylaw should be published shortly		
12.	Proposal to employ an Estate Worker	Approved by committee. As this worker will take over the work previously done by contractors there will be a nett annual saving on costs. Worker will need equipment, uniform, toilet & lockable shed to be placed on common land.		HM, SM, JS
13.	Beautification	Nothings has been done on improving to look of GP for some time. Committee agreed to look into planting more trees and flowering plants, for example, on cleared ground at entrance. If there is a keen Gardener with knowledge of water-wise indigenous plants who can manage this – please step forward and help us!	a.s.a.p	RG

14.	Financials	The plans for further security upgrades will be hampered by owners who do not pay their levies. RG to work with Mariset Management (MM) to resolve. Proposals to solve old disputes with some owners on levy accounts have been made and will be followed up.	8/3	RG MM BU
15.	Financials	GPHOA Finances are healthy with R126,435 held as a reserve in our investment account. Our levy is among the lowest in Knysna & the country—while the committee is committed to keeping GP affordable, we are constrained by finances. Should security measures required a modest increase in our levy, it will need AGM approval.		
16.	Architect	At the Sept 2015 AGM a request to change the architectural manual to include horizontal cladding (to improve waterproofing) was approved unopposed. This change was submitted to the Knysna Architectural committee who rejected it on the advice of our own architect. The committee felt this represented a conflict of interests. We need to be sure our architect acts only on our behalf. Moreover, recent disputes with owners about alterations highlighted the growing view among some that the current architectural manual was “too difficult to comply with” and it was “easier to make an alteration the seek approval afterwards”. The committee has therefore decided we need to simplify the manual without compromising the integrity of the look-and-feel of Green Pastures. RG to call for proposal from our existing architect and if necessary a replacement architect.	8/3 8/3	RG RG
18.	Aesthetics Committee	A number of disputes were discussed but further action will be decided at the next meeting after the current moratorium expires.	8/3	KG
19.	Speeding and traffic violations	Speeding remains a problem in Green Pastures. Stop signs are ignored. Pets have died as a result, and children and other road users are at risk. Committee decided to seek help from Knysna authorities	8/3	RG, AS
20.	Next meeting	Tuesday 8 March 2016		ALL