



# GREEN PASTURES

## Residential Estate

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### **MINUTES OF THE ANNUAL GENERAL MEETING OF GREEN PASTURES HOME OWNERS ASSOCIATION HELD AT CHARISMA CHURCH HALL, KNYSNA ON 30 SEPTEMBER 2015 18H00**

#### **Owners present (with one vote per property):**

Erf 13609 - Carolyn du Preez & Matt Watson  
Erf 13612 - D & J Swart  
Erf 13614 - A & C Suijker  
Erf 13615 - R Gerber  
Erf 13616 - B Utian  
Erf 13645 - E Julyan & H Stander  
Erf 13655 - A Batistic & A Roodt  
Erf 13664 - K Grobler  
Erf 13666 - F van der Merwe  
Erf 13667 - B Eksteen  
Erf 13668 - L & C Pretorius  
Erf 13672 - E & JH de Wet  
Erf 14037 - S & S Meyer  
Erf 13745 - D & U Maree

#### **Owners represented by Proxy holders:**

Erf 13619 - W & N Louw  
Erf 13630 - D Wright  
Erf 13629 - L Breedt  
Erf 13642 - PT Vosloo  
Erf 13643 - J & R Barnard  
Erf 13659 - HP & MC Meyer  
Erf 13742 - Pieter Reynecke  
Erf 14041 - J Willcocks  
Erf 14049 - B Ribeiro  
Erf 14051 - D Hillebrand  
Erf 14055 - E & R Vermeulen

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**1. Notice**

The Notice and Agenda for the meeting had been distributed to owners in terms of the Constitution. At 18h05 the meeting was opened with F van der Merwe in the chair.

**2. Welcome and apologies**

The owners of 14 properties were present and had signed the attendance register. A further 11 owners had prior to the meeting nominated Proxy holders. No apologies were tabled. The total of 25 constituted a quorum and the Chairman declared the meeting properly constituted and that all resolutions passed were proper and binding.

**3. Approval of the minutes of the Annual General Meeting held on 28 August 2014**

No points were raised regarding the previous minutes.

Resolved:

That the minutes of the GPHOA AGM held on 28 August 2014 be approved unanimously.

**4. Chairman's report**

F van der Merwe read the Chairperson's Report to the meeting.

Resolved:

That the Chairperson's report regarding the activities of the Committee during the past year be approved with special word of thanks to F van der Merwe and the Committee for the work done.

**5. Approval of the Annual Financial statements for the year ending 28 February 2015**

The annual financial statements compiled by the Association's appointed accounting officer, Mariset Management, had been circulated to owners prior to the meeting. After a brief summary by the Treasurer of the statement it was

Resolved:

That the annual financial statements for the period 1 March 2014 to 28 February 2015 be approved with thanks to the financial officer.

**6. Approval of the Budget for the year ending 28 February 2016 and 28 February 2017**

The proposed Budget for the financial year 1 March 2015 to 28 February 2016 and 1 March 2016 to 28 February 2017 had been circulated to the owners prior to the meeting.

The following matters were raised for discussion:

**6.1 Levies**

Financial report as at 29 September 2015 was read to homeowners attending. Outstanding levies at 29 September to R101 998 of which include 11 owners that owe in total R65 551.

**6.2 Expenditure**

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The expenses were kept as low as possible in order to save money to continue with the completion of the electric fence and the upkeep of Green Pastures and to start removal of alien vegetation on common property.

Resolved:

That the budget for the period 1 March 2015 to 28 February 2016 and 1 March 2016 to 28 February 2017 herewith be approved by the majority votes.

**7. Appointment of auditors for the next financial year**

Resolved:

That the appointment of Mariset Management as accounting officer for the year ended 28 February 2016 be approved.

**8. Appointment of architect**

Resolved:

That the appointment of Andre Verceuil as Green Pastures Homeowners Association's architect be approved.

**9. Approval of new architectural design manual**

It was agreed that the use of horizontal cladding will be allowed.

Resolved:

That the architectural design manual will be approved for submission to Knysna Municipality and once approved uploaded to the website..

**10. Appointment of monthly levy administrator**

Resolved:

That the appointment of Mariset Management as monthly levy administrator with immediate effect. Monthly cost of R1 500.

**11. Approval of builder's code of conduct**

The builder's code of conduct was updated with the rules for building and deposits payable before building can commence.

Resolved:

That the builder's code of conduct be approved.

**12. Safety and general upkeep of Green Pastures**

Cameras are fully functional. Cameras will be serviced during October and November 2015. It is still the responsibility of each homeowner to secure their own property.

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Request owners to please keep Green Pastures clean. Alien Clearance on private plots is for the cost of the owners.

The last phase of the electric fence was completed.

### **13. Erf 13671 Height Restriction**

A contravention levy amount to R1 238 was raised by Knysna Municipality. This amount was paid by Mr Morgan. Only temporary occupation certificate are issued.

### **14. Alien vegetation on common property and owners' stands**

Work has commenced on clearing invaders from common land in the Green Pastures perimeter i.e. land which is part of Green Pastures but has not been sold or cannot be built upon. This work is being undertaken for us by Southern Cape Fire Protection Association.  
([www.scfpa.co.za](http://www.scfpa.co.za))

Some property owners of **vacant stands** have ignored previous requests to attend to alien invaders on their property. The Knysna Municipality Protection Services are now stepping up their action against owners of vacant stands which are not clear of invader species. GPHOA has written to owners of such stands, we have obtained quotes for clearing the stands on behalf of the owners, but no action has been taken by the owners.

### **15. Introduction of new committee members**

F van der Merwe thanked the outgoing Committee on behalf of the meeting for the work done over the past year.

After nominations for committee members were requested and accepted by the meeting, it was-

Resolved:

15.1 That the following office bearers be elected:

H Meyer  
S Meyer  
R Gerber  
K Grobler  
A Suijker  
B Utian  
E Julyan

13.1 That R Gerber is unanimously being elected to the position of Chairperson of the Committee.

### **16. General**

The commercial stand Erf 13609 has been sold. Possibilities are being investigated by the owners to build a convenient store with office space. Owners have been advised to submit plans to the architectural committee.

### **17. Closing of meeting**

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There being no further business the meeting was closed by the Chairperson who thanked all present for their attendance and participation.

