



# 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 JUNE 2012 09H00**

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

Erf 13612 - D & J Swart  
Erf 13613 - A van Linge  
Erf 13614 - A & C Suijker  
Erf 13616 - B Utian  
Erf 13638 - J & P Kruger  
Erf 13643 - P Reyneke  
Erf 13647 - G van Zyl  
Erf 13655 - A Batistic & A Roodt  
Erf 13657 - J & P Kruger  
Erf 13666 - F van der Merwe  
Erf 13747 - M Turner  
Erf 14037 - S & S Meyer

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

Erf 13615 - R Gerber  
Erf 13644 - BA & BA Strain  
Erf 13645 - J Robbertse  
Erf 14036 - M Broncho  
Erf 14046 - E Ekkelkamp  
Erf 14051 - DA Hillebrand  
Erf 13633 - LC Smerdon  
Erf 13746 - RP Smit  
Erf 13629 - JFM van Niekerk  
Erf 13742 - P Reynecke  
Erf 14050 - JFM van Niekerk  
Erf 13659 - HP & MC Meyer  
Erf 14047 - Tresso Trading

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**1. Notice**

The Notice and Agenda for the meeting had been distributed to owners in terms of the Constitution. At 09h15 the meeting was opened with P Reyneke in the chair.

**2. Welcome and apologies**

The owners of 12 properties were present and had signed the attendance register. A further 13 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 25 June 2011**

No points were raised regarding the previous minutes.

Resolved:

That the minutes of the GPHOA AGM held on 25 July 2011 be approved unanimously.

**4. Chairman's report**

P Reyneke 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 P Reyneke and the Committee for the work done.

**5. Approval of the Annual Financial statements for the year ending 29 February 2012**

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 2011 to 29 February 2012 be approved with thanks to the financial officer.

**6. Approval of the Budget for the year ending 28 February 2013**

The proposed Budget for the financial year 1 March 2012 to 28 February 2013 had been circulated to the owners prior to the meeting.

The following matters were raised for discussion:

**6.1 Levies**

A few homeowners were concerned about the proposed levy increase. Chairman read letter received from Bob Strain highlighting his concern of a 25% levy increase while the HOA have a capital fund of R200 000 and the fact that debtors are increasing. Mike Turner also raised his concern about levy increases making the development unattractive for potential buyers. Financial report as at 30 June 2012 was read to homeowners attending. Outstanding levies at 30 June 2012 amount to R69 000 of which include 9 owners that owe

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in total R44 000. This Financial Report will be send to Bob Strain for his perusal. Question asked was why increase if we have capital of R200 000?

Levies will be increased to grow the capital fund in order to complete the electrical fencing that was already approved at a prior AGM. Committee is not prepared to spend capital funds to an extent where the HOA can run into financial difficulty. Levy increase was approved by the majority owners present and present by proxy. It was approved at this AGM that capital from new levy will be used to improve the security fencing

## 6.2 Expenditure

Mike Turner raised the concern that we are doing the municipality's work with our garden services. It was assured to him that Knysna Municipality comes once a month to cut the verges. Paul's Garden services are used for the maintenance of the open spaces, keeping the electrical fence clean from weeds and keeping the roads clean.

Resolved:

That the budget for the period 1 March 2012 to 28 February 2013 herewith be approved by the majority votes and that the levy will be increased to R150 per month effective from 1 July 2012.

## 7. **Previous minutes of Annual General Meetings held**

Minutes of prior Annual General Meetings are not signed and

Resolved:

That the minutes of all the previous Annual General Meetings be signed off by the current chairman.

## 8. **Appointment of auditors for the next financial year**

Resolved:

That the appointment of Mariset Management as accounting officer for the year ended 28 February 2013 be approved.

## 9. **Points arising from Agenda:**

### 9.1 Outstanding levies

Treasurer confirmed that the major outstanding levies (R44 000) stem from 9 owners.

Resolved:

That approval was given to the incoming committee to take legal action against owners not paying and to get a court order for not paying their levies.

### 9.2 Security

Three security cameras are installed and fully functional. These cameras are monitored by Allsound at night time. Levy increase will be put towards a capital fund to complete the electrical fence. Cost will be approximately R119 000 and will be done in 3 phases.

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Resolved:

Proposal will be send to homeowners for approval before commencing with capital project.

### 9.3 Capital Projects

G van Zyl suggested that at next AGM proposal can be given by homeowners of what capital projects they would still like to see happening

### 9.4 Municipal costs

Concerned raised by open stand owners about high rates and taxes being paid. Mike Turner comments that unfortunately open stands are seen as an investment by municipalities all over the country and then you do pay more rates and taxes.

Resolved:

That open stand owners should take up cost of rates with Municipality to cut cost. New rates will be send out to owners in July from the Municipality and then you do have a window period to object to rates levied.

### 9.5 Knysna Mara Fence

Pierre Reyneke informed owners that the Knysna Mara fence is in wrong place and should be moved 10 meters into Knysna Mara.

Resolved:

That this should be taken up with Knysna Mara and be rectified before commencing with security fence

### 9.6 House rules and Architectural guidelines

Mr. G van Zyl concerned about house rules and architectural guidelines not in place.

Resolved:

That incoming committee gets instruction to review the rules and be circulated homeowners before next AGM and being approved at next AGM.

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

P Reyneke 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:

- 10.1 That the following office bearers be elected:  
P Reyneke
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D Swart (treasurer)  
H Meyer  
S Meyer  
G van Zyl  
B Utian

10.2 That P Reyneke is unanimously being elected to the position of Chairperson of the Committee.

**11. Closing of meeting**

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

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