

MINUTES OF FOURTH ANNUAL GENERAL MEETING  
HELD ON 11 JUNE 2015  
AT DOORNBOSCH, STELLENBOSCH, AT 18:00

1. WELCOMING AND QUORUM

The Chairperson, Mr Bertus de Waal, welcomed members to the meeting.

Notice was duly given to all members. As a quorum was present, the meeting was declared duly constituted.

2. CHAIRPERSON'S REPORT

The Chairperson's Report as circulated, was read, discussed and adopted.

3. APPROVAL OF PREVIOUS MINUTES

The Minutes of the Annual General Meeting held on 5 June 2014 were put.

Resolved: That the wording of paragraph 8.2 be amended by the insertion of the underlined words:

Gedurende die vorige jaar het die assesserende argitekte verwissel.

Die lede spreek hul kommer uit dat dieselfde interpretasie nie deur die huidige en vorige assesserende argitekte gevolg word nie. Dit kan lei tot "afwykings" en ontevredenheid by eienaars.

The Minutes, as amended, were approved.

4. MATTERS ARISING FROM PREVIOUS MINUTES

None.

5. FINANCIAL STATEMENTS – 28 FEBRUARY 2015

The financial report for the period ending 28 February 2015 was discussed and approved. The auditors' report was noted.

The auditors' remuneration as indicated in the financial statements was approved.

6. BUDGET AND LEVIES

The proposed budget for the next ensuing year was presented.

The proposed budget has been drawn up to achieve almost break-even between expected income and expenditure.

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Members expressed the general concern that the HOA should not budget for a loss and that the Trustee Committee should not determine monthly levies that do not fully cover the running expenditure of the Association.

Monthly levies were increased as from 1 March 2015 to R1 050.

Members noted with appreciation that it has been possible to keep the annual increase in monthly levies at a reasonable level.

It was noted that the HOA has been able to build up a reserve from sale levies collected. However, it is foreseen that income from this source will not continue at the current rate as ownership is becoming settled and owners are less eager to sell.

The proposed budget was approved.

#### 7. APPOINTMENT OF AUDITORS

The firm Theron du Plessis was re-appointed as auditors of the HOA for the next ensuing year.

#### 8. DOMICILIUM

The domicilium of the Brandwacht aan Rivier Home Owners' Association is:

14A Stone Square  
Stellenbosch, 7600

with postal address: P O Box 1550, Stellenbosch, 7599.

#### 9. ELECTION OF TRUSTEES

The following members were elected to serve on the Trustee Committee:

Mr Heys  
Mr Smuts  
Mr De Villiers  
Ms Marshall  
Mr La Grange  
Mr Louw

#### 10. GENERAL

##### 10.1. Generators vs Invertors

Concern was raised regarding noise pollution that may result from the increased use of generators as more houses are built in the Estate.

The Trustee Committee was instructed to investigate the advantages and disadvantages of both generators and battery invertors as a back-up power source, and to make a proposal to members.

##### 10.2. High Speed Fibre Internet Network

The Trustee Committee was instructed to investigate the possible installation of a high speed fibre internet network for the Estate.

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10.3. Speed Bumps

A member suggested that speed bumps be constructed on every road in the Estate to slow motorists down.

The Trustee Committee was instructed to investigate the desirability of constructing speed bumps throughout the Estate.

10.4. New Development adjacent to Estate

The development of the vacant land between Brandwacht aan Rivier and the R44 is being investigated. It appears that the construction of a Mediclinic hospital is proposed.

The Trustee Committee was instructed to inform all members of the new development, indicating when they may submit input to, and comments on, the proposed development. Further, the Committee should consider arranging an information session for members.

10.5. Building Manual

The Trustee Committee is requested to ensure that the directives and guidelines contained in the Building Manual are applied equally to all members.

Owners deviate from their approved building plans, which results in the directives and aesthetical guidelines contained in the Building Manual not being complied with. Such deviations must be identified at the earliest and the necessary steps taken to ensure that the members concerned rectify the breach without delay.

11. ADJOURNMENT The  
meeting adjourned.

Approved and signed on \_\_\_\_\_ 2016.

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CHAIRPERSON