

## **VOORSITTERSVERSLAG ~ 2019 ~ CHAIRPERSON'S REPORT**

**31 May 2019**

### Agste Algemene Jaarvergadering

Dit is vir my as Voorsitter van die Trusteekomitee van die Brandwacht Aan Rivier Huiseienaarsvereniging 'n voorreg om aan die Agste Algemene Jaarvergadering van die Vereniging verslag te doen oor bestuur se werksaamhede gedurende die oorsigjaar en ook oor 'n aantal algemene sake rakende die Vereniging.

By die Sewende AJV wat op 21 Junie 2018 gehou is, is die volgende lede as trustees verkies:

- Pierre de Villiers
- Danie Maré (bedank in Desember 2018)
- Stefan Crouse
- Willem van der Colff
- Stephan van der Merwe
- Holden Marshall

During the year under review there were 6 Trustee Committee meetings and 1 ad hoc meeting relating to short term rentals. In addition, there was a Special General Meeting arranged with the members in January 2019.

I would like to deal with several subjects of interest under the following key headings:

### **1. Rehabilitation of the riverbed**

The Brandwacht stream has been severely damaged by erosion and flooding caused by a series of extreme rainfall events in the Western Cape (October 2012 to November 2013).

After the 2018 AGM it was decided that it would be irresponsible to fund the initial phase of the Rivier Rehabilitation out of existing reserves and a special levy of R12 000 was introduced from 1 July 2018. To accommodate the members, the special levy is payable over a 24 month period (R500 per month). The rehabilitation project started during the third quarter of 2018.

Whilst the design allows for a total of 9 cascades along the river course, to be constructed over 3 phases (estimated at a cost of around R6 million), our Engineer was satisfied that the existing 3 cascades and rehabilitation done, (i.e. phase 1), was sufficient and that there may never be a need to proceed with phases 2 and 3. This will be continuously monitored and reviewed should the need arise.

The trustees are pleased to confirm that all the completed works have performed within the design parameters following the early season rains.

Whilst practical completion has been reached as far as the principal contractor is concerned, there remains outstanding works which BAR will contract directly with the suppliers, namely;

1. Planting of Vetiver grass (also known as Khus or lemon grass) between the stabilizing logs and exposed banks has commenced and will be completed by end June.  
The grass roots will stabilize the banks within a season as overtime the logs will disintegrate.

2. The installation of the security fence over the top of the first (entrance end) cascade has been completed. It has been decided to retain the original fence as an additional security measure.
3. Installation of suitable balustrades on the remaining two cascades will commence shortly.
4. Landscape rehabilitation of the affected areas has made excellent progress and will continue to do so over the coming rain season. The trustees thank Gary and his team for the excellent work done to date.

#### Further works

The Trustee Committee continues to engage with the relevant Municipal officials to repair and upgrade their storm water systems to the north of BaR. The officials are co-operating and we are confident that the discharge issues will be addressed in the near term, whereafter stabilization structures will be installed to rehabilitate the unsightly "erosion scars" on the upper slopes of the north bank.

The Trustee Committee is confident that all works will be completed within the existing approved budget of R2 000 000.

#### **2. SECURITY**

The Trustee Committee is pleased to report that all components of the BaR security system are fully functional.

The system has on occasion been "tested" by farm laborers and on one occasion by a potential purchaser approaching the southern boundary, all of whom were either requested to "keep their distance" via the speaker system or where approached by the security reaction unit. In all instances the system has performed as designed and continues to provide the best possible measures to provide for the safety and security of all residents.

The initial warranty periods for the security equipment have expired and we are in the process of finalizing a maintenance contract with EoH. We confirm that all the security service providers continue to perform well within their service level agreements.

Notwithstanding the efficiency of the perimeter security measures, we appeal to all BaR residents to continue being vigilant and to report any security concerns to Gary as soon as possible.

In addition to improving the security system, the Association terminated its contract with Thornburn Security and appointed AM Security.

### 3. FINANCIAL

The Association's financial position is healthy. For more information, please refer to the audited financial statements.

Financial position: Before taking into account the River Rehabilitation project, proceeds on the sale of Erf 16143 and tax, the Association made a surplus after tax of R55 891.

River Rehabilitation project: Incurred project cost of R1 263 696 and collected special levies of R480 000 during the period under review. It is anticipated that the project will be completed within the R2 000 000 budget. R960 000 of special levies will be collected after the reporting date of 28 February 2019.

Other income: The Association earned R325 000 with the sale of Erf16143.

Operating expenses: Security expenses increased year-on-year, mainly since the Association terminated its contract with Thornburn and appointed AM Security at the beginning of the year. The monthly charge increased from around R53 000 to around R75 000 per month.

Reserve levels: At 28 February 2019, the Association's reserves amounted to R1 650 767. The 1% contribution of properties being sold during the year contributed R77 000 to the reserves. The Association aims to have a reserve level of around between 3 to 6 months of ordinary levy income (thus between R630 000 to R1 260 000 calculated using the 2019/20 levy income). The capital reserves are deemed adequate. The Trustee Committee continues to monitor the medium- and long-term capital replacement requirements of the Association. (The operational expenditure has increased from R2 682 574 to R2 805 803.)

The Association budgets for a break-even position or a small loss (loss of R15 233) for the next financial year.

The monthly levy was increased with 6.1% from R1 650 to R1 750 per member per month.

### 4. SHORT TERM RENTALS: SPECIAL GENERAL MEETING

After a Special General Meeting was arranged with the members on 15 January 2019 it was unanimously decided by the members (100% of votes) that short term rentals (defined as lease of 90 days or shorter) will not be allowed unless prior written permission is given by the Trustee Committee. It is interesting to note that 55% of all members voted at this meeting (66 votes), which shows that the BAR Homeowners' Association members are active in the affairs of the Association.

### 5. BOUPROJEKTE

Daar is tans 2 oop erwe in die landgoed en daar word 'n boeteheffing op daardie erwe gehef.

## **6. FOCUS AREAS GOING FORWARD**

The Trustee Committee will continue engaging with Stellenbosch Municipality to repair and upgrade their storm water systems to the north of BaR.

The committee will continue evaluating possible measures curbing speeding in Rivierlaan including the possible construction of one or two additional circles in Rivierlaan (not included in budget). Currently there are traffic circles in Rivierlaan next to Sesde Slot and Tiende Slot.

The committee has embarked on a project of upgrading estate facilities including the construction of toilets in the green area.

Lastly, the committee acknowledges that some members would prefer more frequent communication. Furthermore, members who would like to contribute to the Association should reach out the trustees.

## **7. BEDANKINGS**

Hiermee my dank aan:

- Die landgoedbestuurder, Gary Bernhardt, en sy span vir hulle voortreflike diens en die waarde wat hulle tot ons Landgoed toevoeg.
- My fellow trustees for their willingness to devote personal time to attend meetings and work on Estate matters.
- Trafalgar.

**Pierre de Villiers**

**Voorsitter: Brandwacht aan Rivier HEV**

**Chairperson: Brandwacht aan Rivier HOA-**

