Minutes of the 2023 AGM

Minutes of the AGM held on 28 August 2023 at the PPC Riebeeck Kwezi Hall, Riebeek West.

Welcome & Opening
Paul Riley thanked everyone for attending — including attorney Erik Louw and bookkeeper Annatjie Foot — as well as all committee members for their hard work. Lynne Glass and Rosa Kruger thanked PPC Riebeek and Pick n Pay for their sponsorship of the AGM. Paul thanked Greig Stewart and Danie Sadie for the assistance with the Ongegund village website.

An attendance register was signed, and 45 households were in attendance at the AGM, a clear quorum for voting to take place.

Paul noted that there has been some dissent in the village and appealed to all Ongegund residents to work together and with, rather than against the committee. Improved communication channels have been created to assist with this, including the website.

Chairman's Report
Claude Alexander requested that a change be made to the Chairman's report to remove the word "secured" from the sentence "… fenced and secured" and asked for the altered report to be made available. The chairman agreed to do this.

Roads
Jana Mynardt pointed out that the poor condition of the roads. Rosa and Paul discussed the many meetings they have had with Swartland Municipality in this regard (as well as the continuous bursting of old water pipes), and that it had been made clear that budgets were severely limited due to growing service delivery needs and replacement of either was not possible. Maintenance would be done as needed. It was mentioned that patching had already begun before the meeting. The Committee asked Tyrone Adams to assist with municipal communications, and he agreed to do so.

Resident issues

A few residents had complaints, and those not appropriate to the forum were noted for handling privately. These included the following:

- Homeowners in serious levy arrears being threatened with legal action (as per the Constitution). Attorney Erik Louw explained the process and conceded that any debt being consistently paid off should not attract legal demands. He agreed to handle this with the complainant privately.
- Some objections were made to the fines process, which was explained by Erik as a first and second warning before a fine being imposed, and removal of problem animals as a last resort. The most objections were regarding excessively and continuously barking dogs, and unconfined dogs wandering the streets and tearing up rubbish bags, fouling pavements, and being aggressive to other dogs and children. A few residents feel that this is out of their control. Erik pointed out that according to the municipal by-laws, these transgressions can attract fines and action, but a proper and reasonable process will be followed. The Committee is not aiming to be draconian but addressing issues that fellow residents justifiably complain about which affect everyone.

- Claude Alexander complained about cats howling in his yard at night. It is mating season and there are many unsterilised, thus causing this problem. An effort is being made to trap feral (wild) cats and have them put down if diseased, or sterilised (with the right ear clipped to indicate that) and released. Riebeek Animal Welfare is assisting with this process. Should any unsterilised owned cat be trapped, the owner will be responsible for the vet bill. De Wet van Aarde has generously sponsored a dedicated Village cat trap. Any resident noting a cat problem should contact the committee or Chantal Smuts.
- A few residents brought up the security patrols issue, stating that they were unhappy with “strangers” from St Monica’s walking past their homes, and strongly objected to paying for this service. Paul pointed out that the service is provided free of charge and a communication would be sent out soon regarding voluntary donations in support of the patrols. Many residents indicated that they feel the security is critical and had only praise for the attitude of the patrollers. It was agreed to add the question of security patrols to the ballot.
- Leon Theron questioned the fact that the financials had not been audited. The Constitution makes provision for the Committee to have the financial statements audited or not. It was agreed to also add this to the ballot.
- Robyn Louw expressed her dismay at the unpaid and hardworking Committee being attacked and asked if the residents would like the entire committee to step down so they could vote in a new one. A few residents showed their hands. A number of people responded in objection to that idea, including Rod Russell and Teresa van der Merwe, saying the Committee had shown no incompetence and that the dissent was personal.
- There was a query about the status of the Association’s registration with the Community Schemes Ombud Service (CSOS). The Committee is following up on this, but cannot provide an immediate answer as CSOS appears to have problems with its database. A response is awaited from them.
- There was a query about the budget now making provision for paid secretarial services. The Chairman pointed out that it is a critical role and the administrative load has become too great for an all-volunteer committee. That point was accepted.

Matters voted on

Five items were put to the vote:

a. Approval of financial statements. Even though this matter was voted for by all members present, some residents felt strongly that the financial statements should be audited, as provision for this is made in the constitution. The Committee agreed that the financials could be audited but also explained the cost implications.

b. Approval of the budget for 2023/24

c. Approval of Entrance 1 and 2 closure, and construction of the Ongegund West entrance.

d. Proposal that the finances be audited.

e. Proposal regarding continued neighbourhood watch patrols. However questions were raised about the competence of neighbourhood watch.

Members were asked to record their vote on a ballot paper. These were later tallied and checked. The results are attached to these minutes.

Fines and Transgressions

Morne Geldenhuys wanted to know what the criteria would be for fines to be issued.

Rosa Kruger suggested that the list of transgressions and the accompanying fines be sent to all Ongegund Village residents for a decision to be made how fines will work.

A request was made that they should be two general meetings a year. Paul thought this unnecessary, and said that there is an open door policy and that Ongegund Village member could discuss any matter with him at any time. However, the matter will be discussed by the committee.

The meeting adjourned after approximately two hours.

OHA AGM 2023 ballot

At the AGM homeowners voted on five issues, three of which were on the agenda and two were 'other matters'. The meeting was well-attended, and 45 ballots were cast, representing a 48,4% turnout (by erf – some residents had multiple ballots).

Not everyone voted on every issue, so the votes are tallied as percentages of the actual votes cast per agenda item, and then as a percentage of the overall electorate. The results were:

a. Approval of financial statements

29 approved (76,1% of votes cast, 31,2% of the 93-homeowner electorate)

12 did not (31,5% of votes cast, 12,9% of electorate)

b. Approval of budget for 2023/24

27 approved (69,2% of votes cast, 29% of electorate)

12 did not (30,8% of votes cast, 12,9% of electorate)

c. Approval of Entrance 1 and 2 closure, Ongegund West entrance

28 approved (71,8% of votes cast, 30,1% of electorate)

11 did not (28,2% of votes cast, 11,8% of electorate)

d. Proposal that the Association's finances be audited

15 approved (40,5% of votes cast, 16,1% of electorate)

22 thought it unnecessary (59,5% of votes cast, 23,7% of electorate)

e. Proposal regarding continued neighbourhood watch patrols

27 want this to continue (71,1% of votes cast, 29% of electorate)

11 did not want this to continue (28,9% of votes cast, 11,8% of electorate)

Voting results by tally and percentages					% of votes cast		% of electorate	
Item	Votes for	Votes against	Votes cast	No vote	For	Against	For	Against
a. Statements	29	12	41	4	76,1	31,5	31,2	12,9
b. Budget	27	12	39	6	69,2	30,8	29,0	12,9
c. Entrances	28	11	39	6	71,8	28,2	30,1	11,8
d. Audit	15	22	37	8	40,5	59,5	16,1	23,7
e. Patrols	27	11	38	7	71,1	28,9	29,0	11,8