



Onverwacht Homeowners Association  
49 Pinotage Crescent  
Onverwacht Estate  
Wellington  
7654

Estate Manager: Mariana Louw  
Cell: 064 863 5076  
onverwacht@pinnacleprop.co.za

20 July 2020

## **MINUTES OF ONVERWACHT HOME OWNERS ASSOCIATION COMMITTEE ZOOM MEETING HELD ON 20 JULY 2020.**

### **1. WELCOME**

The chairman (Cor Uys) welcomes all present and thanks everyone for attending.

### **2. ATTENDANCE REGISTER**

Cor Uys, Johan Burger, Etienne Boeke, Stefan Hartmann, Frik Bosman, Harry Allan. Ollie van Schalkwyk.

Pinnacle: John Henry Enslin, Maryke Smit, Mariana Louw.

### **3. MAINTENANCE**

The committee is considering appointing a person for maintenance duties in Onverwacht. The budget must first be considered and after that a job description will have to be drawn up.

### **4. DAM**

Several complaints were received about unsupervised children playing at the dam. A circular will be sent out requesting parents not to allow children without supervision at the dam. Safety signs will be erected that everyone enters the area at their own risk.

### **5. BUILDING**

Construction at 172 has been at a standstill for months now and the site is regarded as unsafe. A letter will be sent to the owner requesting him to secure his plot within 7 days, otherwise, Onverwacht will do so for his account.

John Henry will find out what the legal solution for this problem is.

### **6. AGM**

A virtual AGM will be arranged for 2020. Comprehensive documentation must be sent out in advance. A ballot paper will be prepared and must be returned to the office within 48 hours after the meeting. John Henry proposes that the constitution also be amended at the AGM so that the annual budget is approved at this meeting.

### **7. FINANCIAL STATEMENT**

The Financial Statement will be submitted to the AGM.

### **8. QUOTATION BORING HOLE (Water treatment)**

In the most recent water report, there was a change of the pH in the borehole water. A quotation was received for approximately R200 000 for the treatment of water from the borehole. John Henry will get another quote.

Chairman: Cor Uys, Treasurer: Ollie van Schalkwyk, Secretary: Harry Allen  
Members: Etienne Boeke, Frik Bosman, Johan Burger, Stefan Hartmann

## **9. SECURITY**

### **9.1 Remotes:**

The system controlling access by remote is full, and no new remotes can be added at the moment. The maximum number of remotes per property is 4. Mariana will consolidate the current list and if it exceeds 4 remotes for any property the excess will be cancelled.

### **9.2 Sliding gate:**

The sliding gate at the entrance must be closed in the evening at 23:00 and opened in the morning at 05:00, irrespective of the boom functioning or not. It is for everyone's safety. It will be confirmed with Dogs and All at the next meeting.

### **9.3 Camera recordings:**

The operation of the camera will be taken up with Dogs & All at the next meeting.

### **9.4 Control over roaming guard:**

There is uncertainty if Dogs & All is still monitoring the roaming guard in terms of the route followed and interval between patrols. This will be taken up with them at the next security meeting.

### **9.5 Access control - gate adjustment:**

Hennig is busy with adjustments at the gate. The motor still has to be installed. There are loose wires from the sensors to be triggered before the gate should open and must be placed in conduit. Mr. van Schalkwyk will follow it up with Hennig.

## **10. DRAINAGE RAIN**

With the heavy rain last week and a power outage at the same time, the pump that had to pump the storm water that ended up in the sewerage system and flooded the sewerage pit did not work. It resulted in the area surrounding the pit being flooded. Alwyn Burger will be asked to investigate Onverwacht's storm water system, including identification of properties where storm water may enter the sewerage system.

## **11. GARDEN SERVICES**

There was a comment that it looks like the gardening service in Onverwacht is a little bit behind schedule. It is the result of the spray of a herbicide for broad leaf weeds in the lawns by our garden service. This needs to be done when the weeds have adequate leaf cover and therefore the lawn needs to be left to grow taller prior to applying the herbicide.

There are a few places in Onverwacht where the paving has sagged as well as a hole in the road. It should be fixed as soon as possible.

## **12. CONFIDENTIAL ADDENDUM.**

## **13. CLOSING**

The Chairman thanks everybody for attending and adjourns the meeting at 19:30