

## PIGEON VALLEY UIP 2022/286928/08

### Minutes of the Annual General Meeting of the Pigeon Valley UIP held on Thursday 23<sup>rd</sup> January 2025 at 5.30pm at the Glenwood Presbyterian Church, corner of Evans Road, Kingsley Gardens and Esther Roberts Road

#### 1. Registration

Members were asked to note their attendance by signing a register.

#### 2. Welcome and introduction

Welcome from John White who would be chairing/facilitating the meeting – noting John White is neither a Director nor on the Steering Committee. Further welcome from the UIP Acting Chair Cindy May Wang and vote of thanks for attendance by the Board, the Steering Committee, neighbours and Ntombi Maema as the eThekwini Municipality representative.

3. **Apologies** – these were noted from Ms Fran Kristopher (Ward Councillor).
4. **Voting rights**- this would work on a simple majority of homeowners present. This was noted to be 49 from the signed register.

#### 5. Presentation of annual report to 30<sup>th</sup> June 2024

- i) Cindy May Wang presented the annual report noting the following:
  - The Board members and UIP staff members present were introduced. Noted as absent steering committee members were Jonathan Edkins, Mbongeni Hlongwa and Richard Gevers.
  - The first year of operation was reported on. The UIP's aim continued to be uniting and uplifting the neighbourhood. Vote of thanks to all volunteers on the various committees.
  - The UIP continued to operate in terms of the eThekwini requirements.
  - The full presentation and report was circulated to homeowners and is available on the UIP website.
  - Delayed payments from eThekwini at the start of the financial year meant that there were some delays in the starting up of contracts with service providers.
  - Future projects include the integration of cameras with other community security clusters, making parks safe, having the second vehicle in use for 24 hours and not 12, making safe routes in the neighbourhood, additional bins,



creating a Green Forum, Pigeon Valley Nature Reserve, tree labelling and audit of trees.

- Vote of thanks to Richard Thring for all the work done and relationships built with various stakeholders at the municipality.
- Thanks to Calvin Thomas and the bridge created between the UIP and Community Policing Forum.

ii) Richard Thring reported back on the operational and day to day running of the UIP including:

- Faults reported to the municipality and those completed.
- The installation of the various security cameras.
- Gardening and parks. There are eight parks in the UIP.
- Maintenance, including grass cutting and branch trimming.

iii) Calvin Thomas reported back on:

- the security cameras and how they work. The introduction of a second vehicle for 12 hours a day from December has meant an increase in reports and they have been able to move non-residents out of the area in the evening and early morning.
- A memorandum of understanding (MOU) is being drafted to allow the UIP to share cameras and vehicles with other UIPs. The UIPs do currently assist each other where an incident overlaps borders and they don't work in isolation.
- Plan is to install two more cameras. These are being sponsored by the service provider. The cameras are costly.

iv) Sphindile Msweli noted the various signage that have been put up within the UIP reminded all of the function in the park on the 25<sup>th</sup> January 2025. Home security signage is available from the UIP offices should members want to put up a sign on their boundary fence

v) Adele Ackerman reported on the finances for the 12 months ending 30<sup>th</sup> June 2024 noting the following:

- Accumin perform the monthly accounting function and reporting to eThekwini on behalf of the UIP. Adele and Kim Rom own Accumin and both live within the UIP.
- The annual financial statements were audited by Saunders and Haynes and a clean audit report was noted. The statement of financial position was reviewed noting that the only debtor at year end was eThekwini. These funds had been received by December 2024. Cash on hand at the end of June 2024 was R1mil and included the required reserves for 3 months operating costs.
- The detailed list of income and expenses was explained noting rates invoices of R3,3mil raised to eThekwini and a surplus of R1,9mil at year end. The surplus



was largely due to the delayed services mentioned earlier, i.e. the garden, and security contracts and salaries which started four months into the financial year.

- This would be used in the current financial year. The statement presented differed to the format of the reporting sent to eThekwin each month.

**The following questions were raised by members present and addressed as noted:**

- i) Where are the rates paid to the UIP currently reflected and will this start being paid directly to the UIP and not eThekwin. *The rates are shown as a line item on your eThekwin rates bill – called SRA on second page. These will continue to be paid to eThekwin in line with how the UIP operates.*
- ii) Can the camera monitoring be explained in more detail. *The cameras are monitored by the security company from 6pm to 10am and Calvin and Richard have access.*
- iii) What percentage of the rates are currently being collected and how does this compare with the overall rates collection at eThekwin. *94% was collected for the June 2024 financial year. Ntombi noted that SRA collection for UIPs is an average of 91% across eThekwin.*
- iv) Is it possible to include a camera on the corner of JB Marks and Alan Paton. *This will be taken under advisement. (RT to investigate)*
- v) Can vehicle speed and the large trucks/oversized vehicles that travel in the UIP be identified from the cameras. *The sniper cameras can't pick up the speed or issue alerts for the large vehicles. A report can be obtained for the trucks once they've entered the precinct and the UIP and CPF can report these and work with the transport companies. The reason many of them come through the UIP area is due to google maps bringing them this way. Signage for maximum loads along various roads is being planned.*
- vi) Which is the zoned area for student accommodation. *Paul Dekker confirmed that the report from eThekwin hadn't changed in the last nine years and extended from Manor Gardens to Rick Turner Road and Mazisi Kunene at the top. The policy is on the eThekwin website. The UIP manages any reports of non-compliance and reports this to the municipality.*
- vii) What is being done to incorporate and work with the waste pickers and recyclers. *Members are encouraged to join the steering committee to work on this but the UIP is partnering with the zero waste project being undertaken by Paul Jones and the team*
- viii) Are there plans to extend the current borders of the UIP? *This hasn't been explored as the aim was to establish the current area and ensure it works effectively. People interested in having it extended should contact the UIP offices and will need to be prepared to drive the process in their area. The Manor Gardens UIP is being set up. And mention must be made of Gary Cullen*



*who was instrumental in setting up the UIP policies and helped with the establishment of the UIP.*

ix) Regarding sharing infrastructure with other UIPs, how far does this go and does it include sharing funds? *Every UIP has a different mandate and focus. The sharing of resources will be in line with any MOU once agreed on and at this stage has been limited to vehicle assistance, cameras and security.*

A vote of thanks from various members was given to the UIP for the work done over the last year and it was noted that a clear improvement had been apparent.

Members unanimously agreed to adopt the Annual report including the financials presented for the year ending 30<sup>th</sup> June 2024.

## **5. Proposed business plan for year 2 (1 July '25 to 30 June '26)**

Nick Alcock presented the business plan noting the objectives remained the same as before with the aim of achieving an upward trajectory wrt property prices, giving consideration to extending the UIP as well as growing partnerships with the CPF and other UIPs and security companies. Communication with residents will continue.

In terms of the Parks and Gardening, residents have volunteered to represent their local park on a Parks Forum which would plan and support development of the parks . The UIP would also partner with bigger groups such as Citygate Church for the development and maintenance of specific issues at Lookout park.

More expenditure was planned for dedicated monitoring and response vehicles while there will be a corresponding slow down in the installation of cameras. Ad hoc maintenance would be done including rubble removal and pavement repair where eThekwni or contractors don't carry this out.

The projects highlighted by Cindy May Wang at the start of the meeting were noted as part of the business plan. Within Pigeon Valley nature reserve the aim was to stop dumping, improve safety and improve lighting. Additional funding from the municipality had been requested for this.

Regarding governance, directors are elected for a 2-year term, and they are not remunerated. The current directors are as follows:

Nick Alcock

Angela Shaw

Cindy- May Wang

Calvin Thomas



The members on the Steering Committee were noted and residents are encouraged to volunteer if they feel they have value to add. Meetings are held every two months, and all are welcome.

The budget for the 2025/2026 financial year was presented and noted to include a proposed 6% increase in special rates to members. The initial proposal when the UIP was started was to have three years of inflation related increases to the special rates. The budget allows for 10% under collection and the plan is to top up the reserves required for the next two years.

The detailed expenses on the budget were highlighted and noted to mostly increase by 6%. The budget had been sent to members and is available on the website. The proposal included the possible addition of a security control room, or it could be shared with the other UIPs.

Budgeted rates income per month is R311 000 and in terms of the financial agreement with eThekvinci, the UIP must have three months' worth of operating expenses in reserves.

Of the R1,9mil surplus from the prior year, R767 000 would be spent on cleaning and greening, security and maintenance. This would leave R933 000 in reserves.

The Rand impact of the 6% increase on the SRA to owners was listed.

It was unanimously agreed that the budget, including the 6% increase in rates to residents was adopted. **The new Special Rate randage for the financial year starting 1 July 2025 will be 0,1237c/R**

## 6. Confirmation of Directors

Angela Shaw and Nick Alcock were re-elected for another two years.

## 7. Confirmation of Auditors – Saunders and Haynes were re-elected as the auditors for the 2025/26 financial year.

## 8. General - none

A final vote of thanks was given to everyone present and the meeting was called to an end at 7.10pm.