



WATER COMMITTEE MEETING

DATE: 17TH January 2018
TIME: 18H00
VENUE: LIFESTYLE CENTRE

ATTENDEES:

Elaine Harris (EH)	Tobie Esterhuyzen (TE)	Leo Bender (LB)
Francois Keuzenkamp (FK)	Awie Papenfus (AP)	Elizabeth Bender (EB)
Casper Steenkamp (CS)	Thereza Papenfus (TP)	Etlon Gunter (EG)
Francois Carstens (FC)	Arnold Bell (AB)	

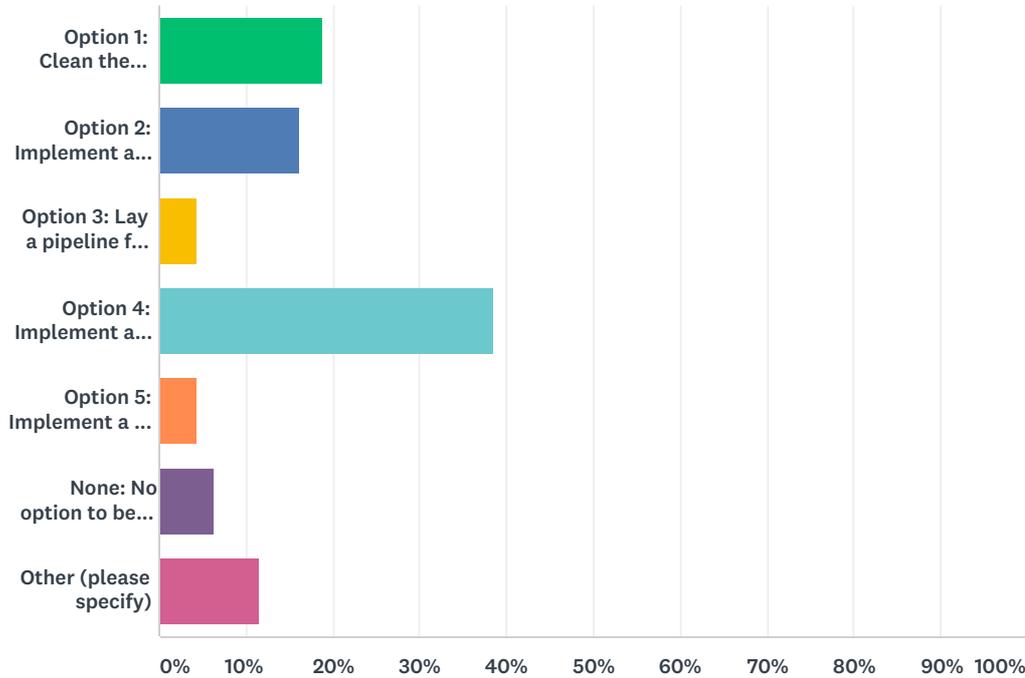
Item	Report/Action	Responsible Person	Due Date
1	<p>WELCOME</p> <ul style="list-style-type: none"> EH opened the meeting and welcomed everyone 		
	<p>FEEDBACK</p> <ol style="list-style-type: none"> A meeting took place with COCT on 11 January 2018 and we are awaiting approval of the minutes for Nokuzola Important to note that only drinking quality water can be supplied with an application for intermediatery supplier of water The brine quality must be determined A flow meter to be installed for sewerage volume measurements Permission is required from Dept. of Water to connect directly to the home plumbing system (COCT discourage use of borehole water for non domestic use) Water supply to homeowners – Estate will limit each home and communicate what water is to be used for HOA will charge a service fee for water supply Only have to register borehole if extracting more than 10m³ per day HOA discourage individual drilling of boreholes but rather pool the resources HOA have to report overuse of each home Residents must apply to council if more than 4 persons reside per home The Water survey resulted in 112 responses from 288 invitations. See attached for results. 	TE	22/01/2018
	<p>DISCUSSION</p> <ol style="list-style-type: none"> HOA should appoint GEOSS without delay to pinpoint the position for an additional borehole. The quoted cost is R41K. Trustees are entitled to appointment advisory services. To drill another borehole will require members approval 	EH FC	22/01/2018 24/01/2018

Item	Report/Action	Responsible Person	Due Date
	<p>3. Francois Keuzenkamp propose a solution to supply water from borehole to homes using new pipes and tanks</p> <p>4. If supply is directly from borehole then enough water is available for all homes, but the HOA staff don't have the equipment to supply homes on an ongoing basis quick enough</p> <p>5. The long term solution is to supply drinking quality water directly to homes</p> <p>6. Currently it is too late for RO plant installation iro day zero</p> <p>7. The critical phase is to drill another borehole which will serve as backup and improve water delivery times to homes</p> <p>8. The supply of water to cellar can only be done through RO plant due to water quality</p> <p>9. The critical issue is to supply water to homes to continue living (CS) which will required water tanker trucks to effectively supply all homes</p> <p>10. The Ian de Jager calculations must be confirmed. CS, FK and Ian de Jager to discuss and determine the correct figures according to the latest available information as soon as possible.</p> <p>11. The GEOSS lead time is 6 weeks</p> <p>12. SGM is required for members approval to continue with capital project, borehole(Resolution 1) and then RO project(Resolution 2)</p> <p>13. Communicate R41K spend with view of next steps</p> <p>14. Previous homeowners concerns were addressed, nothing unconstitutional done</p> <p>15. Ultimately the RO project is the cheapest option long term with the only risk the borehole sustainability</p> <p>16. Water delivery trucks to the Estate to be limited to 6000 litres per delivery</p>	<p>TE</p> <p>AP</p> <p>TE</p>	<p>22/01/2018</p> <p>23/01/2018</p> <p>23/02/2018</p>
	<p>ACTIONS</p> <p>1. Trustees to determine the appointment of GEOSS</p> <p>2. Arrange SGM</p> <p>3. Arrange information session</p>	<p>EH</p> <p>TE</p> <p>TE</p>	<p>22/01/2018</p> <p>22/01/2018</p> <p>22/01/2018</p>
12	NEXT MEETING	TBC	

Minuted: Tobie Esterhuyzen

Q1 Please select which water solution you would want the Water Committee to investigate further in terms of costings and environmental impact:

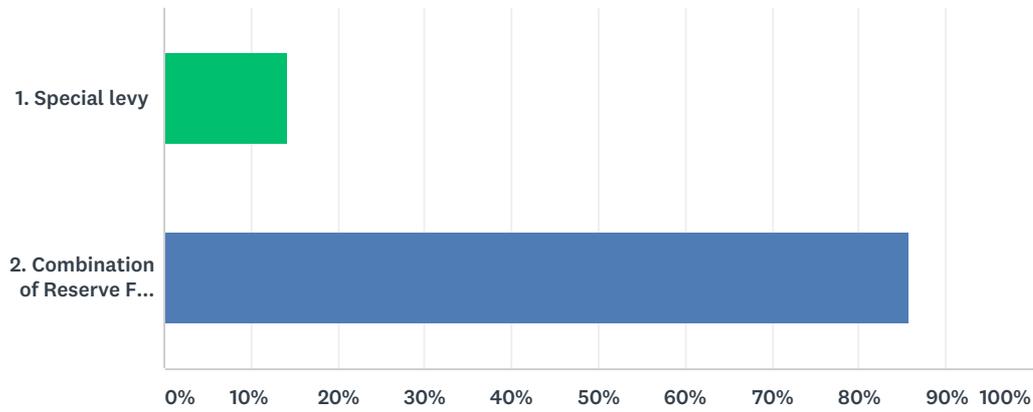
Answered: 112 Skipped: 0



ANSWER CHOICES	RESPONSES	
Option 1: Clean the existing Estate dams to increase holding capacity to irrigate the vineyards and landscaping	18.75%	21
Option 2: Implement a processing treatment plan (reverse osmosis) to purify the borehole water which is pumped into the dam to irrigate the vineyards and landscape	16.07%	18
Option 3: Lay a pipeline from the Macassar Effluent Plant to the Estate to irrigate the vineyards and landscaping	4.46%	5
Option 4: Implement a processing treatment plant (reverse osmosis) and a bladder with adequate capacity to service the vineyards, landscaping and domestic use (not drinking water)	38.39%	43
Option 5: Implement a PTH water treatment system which will purify the water to an extent which is pumped into the dam to irrigate the vineyards and landscape	4.46%	5
None: No option to be investigated	6.25%	7
Other (please specify)	11.61%	13
TOTAL		112

Q2 Funding sources

Answered: 99 Skipped: 13



ANSWER CHOICES	RESPONSES	
1. Special levy	14.14%	14
2. Combination of Reserve Fund and Special Levy	85.86%	85
TOTAL		99

Q3 Comments or Suggestions

Answered: 43 Skipped: 69

#	RESPONSES	DATE
1	to convene a meeting asap for the home owners to understand exactly how this will work and to obtain approval asap	1/16/2018 7:30 AM
2	When we do get rain, and dams (can we not make them a lot bigger) are overflowing, we need to find a way of storing a lot more water. Is irrigation of the Vineyards as efficient as it can be. I saw a program on drip irrigation to the Vines root (underground piping) in Israel which suggested that saving to evaporation was approximately 50%.	1/15/2018 12:43 PM
3	We all know that the drought is not going away soon and will be here for some time.I really like the ideas but we must think of means to fund these options.I think a Special levy combined with reserve fund will be the answer or even taking out a mortgage loan and using the interest of the Reserve fund to fund the mortgage	1/15/2018 9:12 AM
4	Our gratitude to all who have tirelessly researched the different options provided above. We appreciate the effort made by the committee to be proactive in researching the list of options. Paying a special Levy or a combination of Reserve Fund + special levy should have benefits to the homeowner directly + not indirectly, i.e. if only the vineyards + landscaping is to benefit from any of the options above, then such costs for any of the options is rather a huge additional financial strain on homeowners. As homeowner I would certainly consider a combination of Reserve Fund + Special Levy more eagerly if water to irrigate home gardens was included in the options. Thank you for your time, patience and effort in this very important matter.	1/13/2018 11:55 AM
5	Landscaping, in the midst of this drought, cannot get any priority/	1/12/2018 1:39 PM
6	n/a	1/12/2018 1:38 PM
7	Implementing (1) as well could be positive for the future.	1/12/2018 1:24 PM
8	Not prepared to pay a special levy of any kind for funding!!!!	1/12/2018 12:37 PM
9	I'm not sure how to comment. This is such a hard decision, but I'm sure with all heads out together we will make the right one for our community.	1/12/2018 12:36 PM
10	Unknown	1/12/2018 12:31 PM
11	None	1/12/2018 12:21 PM
12	I would recommend one phases in solutions such as option 1 1st which increases holding capacity and thereafter investigate secondary solutions to increase water source and storage capacity	1/12/2018 12:14 PM
13	Please also investigate the capture of all the stormwater that flows away from 205 houses when it rains. We need to somehow get this water to flow into the estate dams.	1/9/2018 10:00 PM
14	It may be worthwhile investigating how to become completely independent from COCT regarding water supply - including potable household water.	1/8/2018 5:57 PM
15	I will email some thoughts and suggestions.	1/8/2018 11:33 AM
16	Only with a properly researched solution taking in to consideration various options can residents be expected to make a decision also in terms of funding.	1/8/2018 9:19 AM
17	We need to remember that this is the worst drought in 100 years, it does not come around often. I do not believe it is socially responsible to extract ground water to water the gardens to a greater degree than currently being implimented (keep everything alive). If the vineyards is of concern, I do believe that there is some alternative avenues to explore (note comments above). If we get to a situation where it is a real possibility that household water will need to be collected at a designated points, then it becomes a reality to clean water via treatment plant to supply households of potable water. This in my opinion is the only situation that warrents the capital expenditure. With regards to vineyards, please let me know if I can be of assistance in brainstorming the solutions. We had to do a lot of research this year with regards to the limited water supply.	1/8/2018 7:39 AM
18	Fund the development by borrowing money, use reserve fund as security, and sell the water to home owners to repay the loan.	1/3/2018 1:46 PM
19	No funding necessary.	1/2/2018 12:18 PM

20	Get all on board who have queries and issues to provide inputs towards a solution.	1/1/2018 11:12 AM
21	Fully funded by reserve fund and charged to levy statements over 36 months so as to recover funding and provide a margin for the estate	12/30/2017 4:29 PM
22	We cannot assume that the underground water is another unlimited source of water. With Level 6 water restrictions to be effective from 1 Jan 2018, use of underground water for irrigation and filling of swimming pools are strongly discouraged. We need to protect our underground water resources for drinking should day zero arrive sooner than expected... I further know of many home owners (including myself) who would struggle to pay another special levy at this time.	12/30/2017 11:16 AM
23	This option must include dual access to Municipal Water AS WELL as Estate water AT THE SAME TIME. This solution must not be an either/or solution.	12/29/2017 2:09 PM
24	The reserve fund is a fund to be used for emergency expenses. The water project is not an emergency expense. The COCT is responsible to supply water to residents.	12/28/2017 10:27 AM
25	Rather do something than nothing	12/27/2017 11:16 AM
26	is it necessary to apply a special levy as well as Reserve fund	12/26/2017 10:21 AM
27	Ideally fund from reserve....costs to be communicated. Also perhaps life time use and annual operating costs vs initial capital outlay for the various options	12/25/2017 9:48 PM
28	Revenue raised from the vineyards does not warrant the cost of any of these options.	12/24/2017 12:37 PM
29	If special levy then it should be spaced out across a year not a once off payment.	12/24/2017 9:53 AM
30	Domestic use is vital	12/24/2017 9:36 AM
31	No special levy needed	12/23/2017 8:38 PM
32	In terms of the STSMA since 2017 also applicable to all Community Schemes, the reserve fund my only be used for unexpected repairs and planned maintenance. Any Capital expenditure requires a seperate budget and approval from the members. Therefore only a special levy can be applicable.	12/23/2017 5:00 PM
33	Kan nie meer inwoners belas met ekstra betaling nie vind ander manier vir befondsing.	12/23/2017 3:38 PM
34	I believe we should use for the water funding a combination of reserve and special levy but must build in a decent top up annually to reserve in budget.	12/23/2017 12:50 PM
35	Priority should be to have treated water for domestic use in the house (washing machine, bathrooms). Without treated water for washing and cooking vegetables there is an unacceptable risk of disease. However how about, in addition, cleaning and increasing holding capacity in the dams anyway as a back-up?	12/23/2017 11:44 AM
36	Keep it simple, and costs down ! This drought is not for ever	12/23/2017 9:51 AM
37	It's time that the wine company paid its share of the costs.	12/23/2017 9:12 AM
38	Could we not consider option 1 as well as investigate the feasibility of option 2 as an additional option? The cleaning of the dams I think may be an option to consider anyway as well as option 2 of a processing treatment?	12/23/2017 8:52 AM
39	I personally think that option 4 makes the most sense if the future. Even if it rains again, we will surely have another drought at some stage, and we will at least be ready for it. If we decide to do nothing. then the next time we revisit this subject, the cost will be much much higher. If CVE could be independent and be able to supply water to households and vineyards, then i think its a ' no brainer'. If we are able to switch between Municipal and our own water system when the time and need arise, then i believe this is the solution. Please consider, having NO Water is would be a disater.. thankyou for all the effort done to date.	12/23/2017 8:27 AM
40	Allow boundary walls to be built higher so people can install tall 2,000 litre rainwater tanks. We store 12,000 litres of rainwater in 12 x 1000 litre tanks. If I could rise my wall by 400mm, I could store 24,000 litres in 12x 2000 litre tanks.	12/23/2017 3:38 AM
41	No extra funds	12/22/2017 9:37 PM
42	None	12/22/2017 8:59 PM
43	Please act because day zero is not far away	12/22/2017 8:55 PM