

Minutes of the Oasis Housing Association Meeting

Date: September 21, 2025

Attendees/Speakers:

Role	Name
Chair	Mimi
Coordinator	Sekai
Legal Lead	Frank
Finance Lead	Biggie
Ethics Lead	Fiona
Technical Lead	Sydney
Media Lead	Tafadzwa Mukonda
Vice Chairman	Mr. Mugwagwa (Apologies)

I. Meeting Commencement and Association Foundation

1.1 Association Status: The Chair confirmed that members formally voted to adopt the name **Oasis Housing Association**. The association is actively proceeding with the necessary steps for legal registration.

1.2 Delegation and Committee Establishment: The Chair announced the successful formation of various sub-groups to manage operational tasks, including the **Finance, Technical Services, Media and Graphics, Legal, and Ethics Committees**.

II. Committee Reports and Operational Updates

2.1 Technical Services Team: Lead Sydney reported that the team consists of project managers, engineers, and is open to incorporating non-technical members to assist with administrative and preparatory tasks.

2.2 Ethics Committee: Lead Fiona outlined the committee's role in promoting fairness and equity. The committee is responsible for drafting the **Rules and Regulations** that members must abide by.

2.3 Media and Graphics Team: Lead Tafadzwa Mukonda confirmed the design of the association's **logo** and detailed future plans for **advertising, web development, and**

monetization through social platforms to generate non-membership revenue.

2.4 Legal Team: Lead Frank confirmed the circulation of the **Draft Constitution** to all members for review and comment. Frank clarified that core legal requirements are covered in the Constitution, while specific property and aesthetic guidelines will be contained in a separate, forthcoming document covering the **Rules and Regulations**.

III. Legal and Governance Framework

3.1 Constitution and Rules: It was confirmed that the Constitution acts as the core legal framework. The **Rules and Regulations** will be drafted subsequently to cover practical community issues (e.g., building colour, noise levels). Both documents must be adhered to by all land owners.

3.2 Membership and Ownership: Frank confirmed that ownership of property within the development automatically requires the owner to become a member and be bound by the Rules and Constitution. This condition will be written into the **title deeds**.

3.3 Entity Membership: It was clarified that **trusts and companies** may become members and purchase land. However, each individual property unit will be limited to **one vote** regardless of the number of individuals/directors associated with the entity.

3.4 Architectural Control: To ensure uniformity and aesthetic appeal, the association will adopt a system of **pre-approved architectural plans**. An **Advisory Committee** will be established post-acquisition to approve all building and subdivision requests, ensuring compliance with both association rules and municipal laws.

IV. Financial Planning and Membership Commitment

4.1 Initial Fundraising Proposal (Finance Committee): The Finance Committee proposed two immediate, mandatory contributions from all members:

- **Commitment Fee: US\$100** (once-off, non-refundable).
- **Annual Membership Fee: US\$100** (paid yearly).
- **Purpose:** These funds are necessary to cover the immediate cost of legal counsel (lowest quote of **US\$1,500** for registration/drafting), website costs, accounting software, and preliminary site due diligence visits.

4.2 Member Benefits (Founding Members): Members who pay these initial fees will be designated as **Founding Members** and recorded in the Constitution, securing them:

- More **affordable rates** on land compared to later members.
- **First right of refusal** on commercial plots and business opportunities within the development.
- **Discounts** on future social facilities (gyms, schools, etc.).

4.3 Land Deposit Target: The target deposit amount for land acquisition is **US\$10,000 per**

member by December 31, 2025. The survey indicated that 65% of members currently anticipate having **US\$5,000** ready by that deadline. Members unable to meet the \$10,000 target by December will be required to commit to a monthly payment plan to cover the balance.

4.4 Transparency: The Chair assured members that all financial transactions will be managed transparently by the Finance Committee, with monthly reports and all documentation made available.

V. Survey Results and Land Strategy Decision

The Chair presented the results of the second member survey, which informed the land acquisition strategy:

5.1 Location and Financial Capacity: While **Harare Province** was the top location choice, it was concluded that the cost and deposit capacity indicated by the majority of members make Harare **unviable** for achieving the project's vision of large, affordable plots.

- **New Strategy:** The association will focus on acquiring a **privately owned farm** located within a **one-hour radius** of Harare (e.g., Mashonaland East/Central/West districts) to ensure affordability, larger stand sizes, and cleaner title deeds, while maintaining proximity to the capital.

5.2 Land Size Preference: The majority of members indicated a preference for plot sizes between **1,000 and 2,000 square meters**. The final minimum size will be set at **1,000 square meters** to avoid congestion.

VI. Conclusion and Next Steps

6.1 Call to Action: Members were urged to finalise their commitment (by paying the **\$100 Commitment Fee**) to enable the association to proceed immediately with legal registration and to secure a committed member base for future financial planning.

6.2 Committee Volunteers: Members with relevant professional backgrounds (e.g., planning, construction, finance) were encouraged to volunteer for roles within the respective committees.

The Chair thanked all members for their valuable time and contributions, assuring them that further questions would be addressed in the main group chat.

The meeting was formally closed.

Action Items and Next Steps

Section	Action Item	Responsible Party	Status
III. Legal	Review the Draft Constitution and submit any comments or suggestions to the Legal Team (Frank).	General Members	Pending
VI. Conclusion	Pay the US\$100 Commitment Fee to finalize commitment and secure Founding Member status.	General Members	Pending
VI. Conclusion	Members with relevant professional backgrounds (planning, construction, finance, etc.) should volunteer for roles within the respective committees.	General Members	Pending
IV. Financial	Members must continue working towards saving the US\$10,000 Land Deposit Target (or the committed US\$5,000 minimum) by December 31, 2025.	General Members	Ongoing
IV. Financial	Members who cannot meet the US\$10,000 target must commit to a monthly payment plan to cover the balance.	General Members	Pending
IV. Financial	The Finance Committee will manage all funds transparently and provide monthly	Finance Committee	Ongoing

	reports and documentation to members.		
V. Land Strategy	The leadership team will focus on acquiring a privately owned farm (within a one-hour radius of Harare) to meet the new, more affordable strategy.	Leadership Team	Ongoing
VI. Conclusion	All further questions and discussions regarding the meeting or next steps will be addressed in the main group chat.	All Members / Leadership	Ongoing