



STATUS-MARK

PROPERTY MANAGEMENT

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NOTULE/MINUTES

BLUE RIDGE HUISEIENAARSVEREENIGING/HOME OWNERS ASSOCIATION

NOTULE VAN DIE ALGEMENE JAARVERGADERING VAN BLUE RIDGE HEV WAT GEHOUD IS OP
WOENSDAG, 1 AUGUSTUS 2018 OM 10H00 BY ACVV KENANI

MINUTES OF THE ANNUAL GENERAL MEETING OF BLUE RIDGE HOA THAT WAS HELD ON
WEDNESDAY, 1 AUGUST 2018 AT 10H00 AT ACVV KENANI

1	Opening en Verwelkoming	Opening and Welcome	
	Die voorsitter, Mnr G Germishuizen, open die vergadering en heet almal welkom.	The Chairman, Mr G Germishuizen, opened the meeting and welcomed all present.	
2	Teenwoordig, verskonings en volmagte	Attendance, apologies and proxies	
	Eienaars teenwoordig soos per die bywoningregister.	Owners present as per the attendance register.	
2.1	Vasstelling van Korum	2.1 Confirmation of Quorum	
	57 Eienaars is teenwoordig in persoon of per volmag en 'n korum word bereik.	57 Owners were present in person or by proxy and a quorum was therefore duly constituted.	
3	Voorsittersverslag	Chairman's Report	
	Die voorsittersverslag soos voorgehou word goedgekeur. Voorstel: P Du Plooy (62) Sekondant: B Truter (24) Die volgende items word bespreek:	The chairman's report as presented was approved. Proposed: P Du Plooy (62) Seconded: B Truter (24) The following items were discussed:	
3.1	Ontwikkelaar erwe	3.1 Developer erven	
	Die Voorsitter rapporteer dat die gemeenskaplike eiendom (kantoorgebou, vullishok en paaie) is nou in die naam van die HEV geregistreer en die titelakte is in veilige bewaring by Status Mark. 'n Versoek word gerig om 'n rekonsiliasie van die likwidateur te kry, Rauch Gertenbach, ten opsigte van fondse wat ontvang is vir die ontwikkelaars erwe en kostes wat intussen spandeer is om die infrastruktuur te voltooi. Die nuut verkose Trustees sal 'n rekonsiliasie van Rauch Gertenbach aanvra.	The Chairman reported that the common property (office building, refuse room and roads) are now registered in the name of the HOA and the title deed is in safe keeping at Status Mark. A request was received to obtain a reconciliation from the liquidator, Rauch Gertenbach, of funds received from the developer erven and costs spend to have the infrastructure completed. The new elected Trustees will get a reconciliation from the liquidator	Trustees
3.2	Likwidasie proses	3.2 Liquidation process	
	Die likwidasie proses het goed verloop en is nou afgehandel. Daar word ooreengekom dat die Voorsitter 'n dankseggingskrywe aan	The liquidation process proceeded well and is now closed. It was agreed that the Chairman will write a letter of gratitude to	GG

		die Danie Acker en Tertius Schoeman sal skryf vir hul hantering van die proses.		the Danie Acker and Tertius Schoeman for how the handled the process.	
	3.3	Toegangshek		3.3	Entrance gate
		Kommer word uitgespreek oor die toegangshek wat inwoners laat oopstaan. Dit is elke eienaar en huurder se verantwoordelikheid om die sekuriteitsmaatreëls wat in plek gestel is toe te pas. Electronic Services sien toe na die nagaan van die elektronika van die hek en dit word op 'n gereelde basis gemonitor.		Concern is expressed regarding the entrance gate that is left open by residents. It is the responsibility of every owner and tenant to ensure that they adhere to the security measures that were put in place. Electronic Services sees to the electronics of the gate and it is monitored on a regular basis.	
	4	Goedkeuring van en sake uit die vorige AJV notule.		Approval of and matters arising from the previous minutes	
		Die notule soos voorgehou word goedgekeur. Voorstel: P Du Plooy (62) Sekondant: P Lohr-Mietzner (41)		The minutes as presented are approved. Proposed: P Du Plooy (62) Seconded: P Lohr-Mietzner (41)	
	4.1	Besigheidsplan		4.1	Business Plan
		Daar is nie 'n besigheidsplan opgestel nie maar die items is reeds in die nuusbrief en Voorsittersverslag aangespreek. Ongeveer 90% van die fondse ontvang van die likwidateur was spandeer om die paaie te voltooi. Die volgende stap sal wees om te kyk na beligting van die paaie. Besluit: 1. Dat die nuwe Trusteës ondersoek moet doen ten opsigte van watter tipe beligting gebruik gaan word tussen solar of elektrisiteit. 2. Dat spesifikasies van die tipe ligte opgestel word wat gebruik sal word en 'n kaart met aanduiding van areas waar die ligte opgerig gaan word aan eienaars stuur om hul insae te kry. 3. Dat die Trusteës binne die volgende 3 maande terugvoering aan eienaars moet gee ten opsigte van die ligte. 4. Dat die Trusteës die beligting op die sygaardjie as eerste prioriteit moet hanteer.		There is no business plan drafted as the items were dealt with in the newsletter and Chairman's report. Approximately 90% of the funds received from the liquidator was spent on the completion of the roads. The next step would be to look at lights along the road. Decision: 1. That the new Trustees do investigation regarding what type of lights will be used solar or electricity. 2. That specifications of the type of lights that will be used drawn up and a map with indication of the areas identified to install the lights send to owners for their input. 3. That the Trustees must give feedback to owners within the next three months on the lights. 4. That the Trustees handle the lights on the pavement as first priority	Trustees Trustees Trustees Trustees
	5	Versekering		Insurance	
		<u>Gemeenskaplike eiendom versekering:</u> Onderskrywer – Hollard Makelaar – Sapcor Totale waarde – R1 650 000 Maandelikse premie – R902.66		<u>Common property insurance:</u> Underwriter – Hollard Broker – Sapcor Total value – R1 650 000 Monthly premium – R902.66	
		<u>Getrouheidsdekking:</u> Onderskrywer – CIA Makelaar – Sapcor Maandelikse premie – R131.64 Waarde – R336 000.00 Die versekering soos tans geplaas word aanvaar. Voorstel: P Du Plooy (62)		<u>Fidelity cover:</u> Underwriter – CIA Broker – Sapcor Monthly premium – R131.64 Waarde – R336 000.00 The insurance as currently places is accepted. Proposed: P Du Plooy (62)	

	Sekondant: R van Wyk (11)	Seconded: R Van Wyk (11)	
6	Finansies	Finance	
6.1	Finansiële state 2016	6.1	Financial Statements 2016
	Die state soos voorgelê word goedgekeur. Mnr Kasch word bedank vir sy tyd en insette gelewer met die nagaan van die state. Voorstel: R Van Wyk (11) Sekondant: W Kasch (78)		The statements as presented are approved. Mr Kasch was thanked for his time and input with the revision of the statements. Proposed: R Van Wyk (11) Seconded: W Kasch (78)
6.2	Begroting 2019/20	6.2	Budget 2019/20
	Die begroting soos voorgelê word eenparig goedgekeur met versoek dat 'n kapitale begroting vir volgende jaar opgestel moet word.		The budget as presented is approved unanimously with a request that a capital budget must be drafted for the next year.
	R 606 000 inkomste per jaar R 598 488 uitgawes per jaar		R 606 000 income per annum R 598 488 expenses per annum
6.3	Heffings	6.3	Levies
	Heffings bly onveranderd op R500 per maand.		Levies remain unchanged on R500 per month.
6.4	Rente op uitstaande heffings	6.4	Interest on outstanding levies
	Rente word gehef 1.5% per maand of 18% per jaar. Eenparig goedgekeur.		Interest is charged 1.5% per month or 18% per year. Unanimously approved.
6.5	CSOS	6.5	CSOS
	In terme van nuwe wetgewing moet die volgende inligting aan die Ombud gestuur word vir hul rekordhouding: a) Finansiële state b) AJV notule c) Trusteë d) Grondwet en reëls Die vergadering besluit eenparig dat die jaarlikse opgawe deur Status Mark ingedien mag word.		In terms of the new legislation, the following information must be submitted to the Ombud for record: a) Financial statements b) AGM minutes c) Trustees d) Constitution and rules The meeting unanimously resolves that Status Mark may submitted the annual return.
7	Aanstelling van ouditeure	Appointment of auditors	
	Jean Pretorius word aangestel as ouditeur.	Jean Pretorius are appointed as auditors.	
8	Verkiesing van Trusteë – 7 Lede	Election of Trustees – 7 Members	
	Die volgende eienaars word genomineer en verkies vir 'n 2 jaar periode; T Britz - verkies 2017 (dien 2de van 2 jaar) D Cillie - verkies 2017 (dien 2de van 2 jaar) N Botha – verkies 2018 (dien 1ste van 2 jaar) G Germishuizen – verkies 2017 (dien 2de van 2 jaar) D Haumann – verkies 2018 (dien 1ste van 2 jaar) C Oosthuizen – verkies 2017 (dien 2de van 2 jaar) R Van Wyk – verkies 2017 (dien 2de van 2 jaar)	The following owners were nominated and elected for a period of 2 years: T Britz - elected 2017 (serve 2 of 2 years) D Cillie - elected 2017 (serve 2 of 2 years) N Botha- elected 2018 (serve 1 of 2 years) G Germishuizen elected 2017 (serve 2 of 2 years) D Haumann – elected 2018 (serve 1 of 2 years) C Oosthuizen – elected 2017 (serve 2 of 2 years) R Van Wyk – elected 2017 (serve 2 of 2 years)	
9	Bevestiging van domicilium	Confirmation of domicilium	

	p/a Status Mark Meyer Straat 11 Mosselbaai Eenparig aanvaar	p/a Status Mark 11 Meyer Street Mossel Bay Unanimously accepted.	
10	Algemeen	General	
10.1	Webtuiste	10.1 Website	
	Versoek word gerig dat alle belangrike inligting soos AJV agenda, AJV notule en nuusbriewe op die webtuiste geplaas word.	A request was received to have important information placed on the website such as AGM agenda, AGM minutes and newsletters.	SM
10.2	Algemene posbus	10.2 General postbox	
	Dit was ooreengekom dat 'n algemene posbus vir koerante en tydskrifte by die ingang van Blue Ridge aangebring sal word vir eienaars. Die tuinwerker sal die koerante en tydskrifte by die betrokke huise aflewer.	It was agreed that a general postbox for newspapers and magazines will be installed at the entrance of Blue Ridge for owners. The garden worker will deliver the newspapers and magazines to the relevant houses.	Trustees
10.3	Indringer plante	10.3 Alien plants	
	Mev Kasch sal vir die tuinwerker alle indringer plante uitwys wat verwyder moet word.	Mrs Kasch will point out to the garden worker all the alien plants that needs to be removed.	Trustees
10.4	Opening van heining	10.4 Opening of fence	
	Kommer is uitgespreek oor die wilde bokke wat op die landgoed kom en moontlike gevaar kan inhou. Daar was in die verlede besluit om die heining nie heeltemal toe te maak nie weens die feit dat dit baie dig is en om die bokke toe te laat om vrylik deur te beweeg. Besluit: 1. Dat 'n meningspeiling gedoen sal word en die Trustees die nodige besluit sal neem volgens die terugvoering ontvang van die eienaars.	Concern was expressed regarding the wild buck that is roaming on the estate that may be dangerous. In the past it was decided not to close the fence due to the fact that the bushes are very thick and to allow the buck to freely get access to roam. Decision: 1. That the Trustees will do a survey and will make a decision according to the feedback received from owners on the survey.	Trustees
11	Datum van volgende vergadering	Date of next meeting	
	Woensdag 7 Augustus 2019	Wednesday 7 August 2019	
12	Afsluiting	Closure	
	Mnr Du Plooy bedank die Trustees vir hul inette en manier waarop die landgoed bestuur word. Mev Linda Germishuizen word ook bedank vir haar insette met die nuusbriewe. Met geen veredere items om te bespreek nie word die vergadering as gesluit beskou om 11h44	Mr Du Plooy thanked the Trustees for their input and the way that they managed the estate. Mrs Linda Germishuizen was also thanked for her input with regard to the newsletters. With no further matters to the meeting was declared closed at 11h44	

Uitgestuur/ circulated: 7/8/2018

Goedgekeur/ Approved: _____

Datum / Date: _____