

	NOTULE VAN DIE TRUSTEE VERGADERING VIR BLUE RIDGE HEV WAT GEHOU IS OP WOENSDAG 6 APRIL 2022 OM 09H00 PER ZOOM	MINUTES OF THE TRUSTEE MEETING FOR BLUE RIDGE HOA HELD ON WEDNESDAY 6 APRIL 2022 AT 09H00 PER ZOOM	
1.	Konstituering	Constitution	
	'n Wettige kworum is teenwoordig.	A legal quorum is present.	
2.	Opening	Opening	
	Die Voorsitter open die vergadering.	The Chairman opens the meeting.	GG
3.	Verwelkoming	Welcome	
	Die Voorsitter heet almal welkom. 'n Spesiale verwelkoming aan die nuwe Komitee lede naamlik Mnr J Koen, Mnr P Boshoff en Mnr M Johnson	The Chairman welcomes all. A special welcome to the new Committee members namely, Mr. J Koen, Mr P Boshoff and Mr M Johnson	GG
4.	Teenwoordig & Verskoning	Present & Apology	
	<u>Teenwoordig:</u> Mnr. G Germishuizen – Voorsitter Mnr. M Johnson Mnr. J Koen Mnr. L Neveling Mev. L Potgieter Mev. R van Huyssteen – Tesourier Mev. T Brown (Status Mark) Mev. R Moore (Status Mark) <u>Verskoning:</u> Mnr. P Boshoff	<u>Present:</u> Mr. G Germishuizen – Chairman Mr. M Johnson Mr. J Koen Mr. L Neveling Mrs. L Potgieter Mrs. R van Huyssteen - Treasurer Mrs. T Brown (Status Market) Mrs. R Moore (Status Market) <u>Apology:</u> Mr. P Boshoff	GG MJ JK LN LP RvH SM (TB) SM (RM) PB
5.	Goedkeuring van vorige notule: 9 Maart 2022	Approval of previous minutes: 9 March 2022	
	Die notule soos voorgedhou word eenparig goedgekeur. Status Mark sal in die toekoms alle notules in Afrikaans en Engels voorsien	The minutes as presented are unanimously approved. In future Status Mark will provide the minutes in Afrikaans and English after	Komitee/ Committee SM

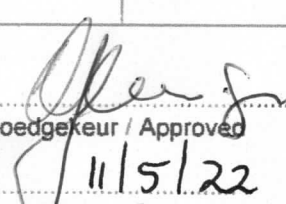
	na aanleiding van 'n versoek wat die Komitee ontvang het.	the Committee had received a request in this regard.	
6.	Sake voortspruitend uit die vorige notule:	Matters arising from the previous minutes:	
6.1	Skoonmaak van die brandstrook – Oostekant van Blue Ridge	Cleaning the fire break – East Side of Blue Ridge	
	Besluit: 1. Die Komitee sal self tuindienste kry om die 1 meter brandstrook in stand te hou.	Decision: 1. The Committee will engage garden services themselves to maintain the 1 meter fire break.	Komitee/ Committee
6.2	Planne vir kantoorgebou	Plans for Office Building	
	Besluit: 1. L Potgieter moet Pro-plan vra om "as built" planne op te trek en uitvind hoe lank die proses sal duur. 2. Status Mark mag geen fakture betaal voordat dit nie deur R van Huyssteen goedgekeur is nie. 3. Status Mark neem geen opdragte van individuele Komitee lede nie.	Decision: 1. L Potgieter must ask Pro-plan to draft as built plans and find out how long the process will take. 2. Status Mark may not settle any invoices without approval from R van Huyssteen. 3. Status Mark does not take instruction from an individual Committee member.	LP SM SM
6.3	Toegangsbeheer	Access Control	
	Besluit: 1. L Neveling sal die omskakeling datum met Electronic Services bevestig. 2. L Neveling sal 'n skrywe opstel om eienaars in kennis te stel van die addisionele sel-na-hek sisteem wat geïmplementeer gaan word asook 2-knoppie afstandbeheerkontroles wat verkry kan word.	Decision: 1. L Neveling will confirm the conversion date with Electronic Services. 2. L Neveling will write a letter to inform owners of the additional cell-to-gate system that will be implemented as well as the 2-button remote to be obtained.	LN LN/SM
6.4	Tuindienste – kontrak hersien & kwotasies	Garden Services – contract review & quotes	
	Besluit: 1. Dat 4 Seisoene tuindienste 3 maande skriftelike kennis gegee word vir beeindiging van hul dienste. 2. Dat Coastline tuindienste se kwotasie van R3500 goedgekeur word vir die gemeenskaplike eiendom. 3. Dat Status Mark verskeie tuindienste se kontak besonderhede aan eienaars voorsien om self hul tuindienste te reël. 4. Dat die eienaars direk met hul tuindienste kommunikeer en betaling maak. 5. Dat die Komitee slegs verantwoordelik is vir die gemeenskaplike eiendom en nie privaat tuine van eienaars nie.	Decision: 1. That 4 Seasons garden service is given 3 month's written notice of termination of the contract. 2. That the quotation of Coastline garden service is approved for the amount of R3500 for common property. 3. That Status Mark provide the contact info of several garden services to owners to arrange for their own garden service. 4. That the owners communicate directly with their garden services and payment thereof. 5. That the Committee is only responsible for the common property and not private gardens of owners.	SM Komitee/ Committee SM Eienaars/ Owners Komitee/ Committee

6.5	Grensdraad	Border fence	
	R van Huyssteen het 'n gesprek met Moquini gehad. Die aangeleentheid geniet nog aandag.	R van Huyssteen had a conversation with Moquini. The matter is receiving attention.	RvH
7.	Versekering	Insurance	
	Onderskrywer: CIA Makelaar: Insure Solutions Gemeenskaplike eiendom: R5 042 711.00 Getrouheidsdekking: R1 500 000.00 Maandelikse premie: R1 043.45 Die versekering word eenparig goedgekeur.	Underwriter: CIA Broker: Insure Solutions Common property: R5 042 711.00 Fidelity Cover: R1 500 000.00 Monthly premium: R1 043.45 The insurance is unanimously approved.	SM
8.	Finansies	Finances	
8.1	Finansiële state 2022	Financial statements 2022	
	Die state soos voorgelê word deur die Komitee goedgekeur vir voorlegging by die AJV 2022.	The statements as presented are approved by the Committee for presentation at the AGM 2022.	Komitee/ Committee
8.2	Bank Balanse	Bank Balances	
	Die bank balanse soos op 2 April 2022 as volg: Tjek rekening – R17 320.68 Reserwe fonds – R1 070 555.74 Kleinkas – R7 636.60 Bou deposito – R70 199.58 MINUS: Vooruitbetaalde heffings R88 722.42 Bou deposito – R70 199.58 TOTAAL = R1 006 790.60	The bank balances on 2 April 2022 as follows: Cheque account – R17 320.68 Reserve Fund – R1 070 555.74 Petty Cash – R7 636.60 Building Deposit – R70 199.58 LESS: Levies received in advance – R88 722.42 Building Deposit – R70 199.58 TOTAL = R1 006 790.60	
8.3	Uitstaande heffings	Outstanding levies	
	Die totale uitstaande heffings beloop R18 897.43 Daar is 1 eienaar tans oorhandig. Status Mark volg voortdurend op met die betrokke eienaars.	The total outstanding levies amount to R18 897.43. There is 1 owner currently handed over. Status Mark constantly follows up with the owners involved.	SM
8.4	Begroting 2023-2024	Budget 2023-2024	
	Die Komitee is in die proses om die begroting te finaliseer.	The Committee is in the process to finalise the budget.	Komitee/ Committee
8.5	Kapitaal begroting 2023/2024	Capital budget 2023/2021	
	Die Komitee is in die proses om die begroting te finaliseer.	The Committee is in the process to finalise the budget.	Komitee/ Committee

8.6	Aankoop van straatligte		Purchasing of streetlights		
	L Potgieter en L Neveling word versoek om kwotasies te kry.		L Potgieter and L Neveling is requested to obtain quotations.		LP/LN
8.7	Kwotasie – kennisgewing bordjies		Quotation – notice boards		
	L Potgieter sal 'n kwotasie kry vir 4x kamera bordjies en 2 honde ontlasting bordjies en 2x "slippery when wet" bordjies.		L Potgieter will get a quotation for 4x camera boards and 2x dog feces boards and 2x "slippery when wet" boards.		LP
9.	Argitektoniese & Boureëls		Architectural & Building Rules		
9.1	Binnehof hekkies		9.1	Courtyard gates	
	L Neveling en L Potgieter sal weer inspeksie doen om te bepaal wie nog hul binnehof hekkies moet installeer. Status Mark sal 'n skrywe rig aan die betrokke eienaars.			L Neveling and L Potgieter will do inspection to determine who still need to install their courtyard gates. Status Mark will write a letter to the relevant owners.	LN/LP SM
9.2	Munisipale bouregulasies – keermure		9.2	Municipal building regulations – retainer walls	
	Terugvoering van die munisipaliteit is ontvang wat as volg stipuleer: "Earth banks and retaining structures" 26. Unless the prior approval of the Municipality has been obtained- a) No earth bank or retaining structures used for holding back earth or loose rock, whether associated with a building or not, may be constructed to a height of more than 2metres above natural ground level and; b) No series of earth banks or retaining structures may be constructed to a cumulative height of more than 2.5 meters above natural ground level, unless an approximately level area of at least 2 meters wide is incorporated between successive embankments or retaining structures for every 2 meters of cumulative height." Besluit: Dat L Neveling 'n skrywe sal opstel om die eienaars bewus te maak van bogenoemde asook die risiko's uit te wys.			Feedback from the municipality was received which stipulates as follows: "Earth banks and retaining structures" 26. Unless the prior approval of the Municipality has been obtained- a) No earth bank or retaining structures used for holding back earth or loose rock, whether associated with a building or not, may be constructed to a height of more than 2metres above natural ground level and; b) No series of earth banks or retaining structures may be constructed to a cumulative height of more than 2.5 meters above natural ground level, unless an approximately level area of at least 2 meters wide is incorporated between successive embankments or retaining structures for every 2 meters of cumulative height." Decision: That L Neveling will draft a letter to make the owners aware of the above as well as point out the risks.	
10.	Sekuriteit		Security		

10.1	Beheer van agente: naweke/publike vakansiedae	10.1	Control of agents: weekends/public holidays	
	Beheer word toegepas in terme van die Grondwet en Reëls van Blue Ridge.		Control is managed in terms of the Constitution and Rules of Blue Ridge	Komitee/ Committee
10.2	Toelating van skouhuise	10.2	Admission of open houses	
	Beheer word toegepas in terme van die Grondwet en Reëls van Blue Ridge.		Control is managed in terms of the Constitution and Rules of Blue Ridge	Komitee/ Committee
10.3	Register van afstandbeheer kontroles & toegangsnummers	10.3	Register of remote controls & access numbers	
	Status Mark hou rekords van beide afstandbeheerkontroles en toegangsnummers.		Status Mark keeps records of both remote controls and access numbers	SM
10.4	Batterye – DBS monitoring	10.4	Batteries – DBS monitoring	
	R van Huyssteen bevestig dat die Komitee besluit het om slegs 1 battery aan te koop om by die bestaande battery te voeg.		R van Huyssteen confirms that the Committee decided to only purchase 1 battery to add to the existing battery.	RvH
11.	Infrastruktuur		Infrastructure	
11.1	Rioolaansluiting erf 41,42,101		Sewer connection erf 41,42,101	
	Die koste van R38 200.00 vir die riool aansluiting wat gedoen moes word was 'n onvoorsiene uitgawe wat gekapitaliseer moet word. Status Mark sal die instruksie aan Rain ouditeure deurgee.		The cost of R38 200.00 for the sewage connection that had to be done was an unforeseen expense that has to be capitalised. Status Mark will pass the instruction to Rain auditors.	SM
12	Instandhouding & tuine		Maintenance & Gardens	
12.1	Verwydering van boom in groenstrook	12.1	Removal of tree in greenbelt	
	Die boom in die gemeenskaplike tuin is met gif behandel en gaan nie nou verwyder word nie. Die item is afgehandel.		The tree on the common property has been treated with poison and will not be removed now. This matter is concluded.	Afgehandel/ Concluded
12.2	Skip vir rommel	12.2	Skip for rubble	
	L Potgieter sal 'n kwotasie van "stoppie lorrie" en 'n "skip" kry vir voorlegging aan die Komitee om die rommel in die tuingereedskapkamer te verwyder.		L Potgieter will obtain a quote from "stoppie lorrie" and a skip for submission to the Committee for the removal of rubble in the garden shed.	LP
12.3	Tuingereedskap kamer – verwydering van items	12.3	Garden shed – removal of items	

		Besluit: 1. Dat L Potgieter 'n inventaris opstel. 2. Enige items wat eienaars wil gebruik moet uit en in geteken word by L Potgieter. 3. Dat alle eienaars wat items in die stookkamer het versoek word om dit te verwyder sodat die stoor uitgesorteer kan word. 4. Dat alle ander rommel eenmalig deur die HEV verwyder sal word.		Decision: 1. That L Potgieter will do an inventory. 2. Any items that are used by owners must be signed out and in with L Potgieter. 3. That all owners who have items in the storeroom are requested to have it removed for the storeroom to be sorted out. 4. That all other rubble will be removed by the HOA once off.	LP LP SM Komitee/ Committee
	12.4	Aankoop van Aalwyn boom	12.4	Purchasing of Aloe tree	
		L Potgieter sal 'n kwotasie kry.		L Potgieter will obtain a quotation.	LP
13	Personeel		Staff		
	13.1	Killer – permanente burgerskap & ID	13.1	Killer – permanent citizenship & ID	
		Die ouditeure verlang bogenoemde inligting van die werker. Die Komitee sal met ontvangs van die inligting aan Status Mark deurgee.		The auditors request abovementioned information of the worker. The Committee will forward the information to Status Mark upon receipt thereof.	Komitee/ Committee SM
	13.2	Ongevalle Kommissaris	13.2	Workmens Compensation	
		Status Mark sal aan die Komitee terugvoering gee oor die 2021/2022 opgawe		Status Mark will give feedback to the Committee on the 2021/2022 return	SM
14.	Algemeen		General		
	14.1	Prosedure vir navrae aan die HEV	14.4	Procedure for enquiries to the HOA	
		Alle navrae/kommentaar/ klagtes aan die HEV moet op skrif aan Status Mark gestuur word.		All enquiries/ comments/ complaints to the HOA must be sent in writing to Status Mark.	Eienaar/ Owner
	14.2	Vullis neem na vulliskamer	14.2	Refuse taken to the refuse area	
		Dit is die verantwoordelikheid van elke eienaar om self hul vullis na die vulliskamer te neem.		It is the responsibility of each individual owner to take their refuse to the refuse area.	Eienaar/ Owner
	14.3	Verkoop van brandtoerusting	14.3	Selling of fire equipment	
		Die Voorsitter noem dat daar moontlike belangstelling is om van die brandtoerusting te koop. Die Voorsitter het versoek dat 'n skriftelike versoek na Status Mark		The Chairman mentioned that there might be potential interest to buy some of the fire equipment. The Chairman has requested that a written request be sent to Status	GG/SM

	gestuur word.	Mark.	
15	Datum van volgende vergadering	Date of next meeting	
	Komitee - 11 Mei 2022 AJV - 24 Mei 2022	Committee - 11 May 2022 AGM - 24 May 2022	
16.	Afsluiting	Closing	
	Met geen verdere items om te bespreek nie sluit die vergadering om 11h20 af.	With no further items to discuss, the meeting concludes at 11h20.	
	 Goedgekeur / Approved 11/5/22 Datum / Date		

Trustees (7):

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Datum uitgestuur: 8/4/2022