

TRADING as Status-Mark (Mossel Bay)

NOTULE

BLUE RIDGE HEV (101)

**NOTULE VAN DIE KOMITEE VERGADERING VIR BLUE RIDGE HEV WAT
GEHOU IS OP WOENSDAG 6 JULIE 2022 OM 09H00 PER ZOOM**

**MINUTES OF THE COMMITTEE MEETING FOR BLUE RIDGE HOA THAT WAS
HELD ON WEDNESDAY 6 JULY 2022 AT 09H00 VIA ZOOM**

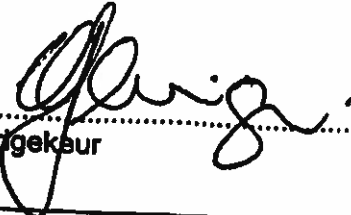
1	Konstituering	Constitution	
	'n Wettige kworum is teenwoordig.	A legal quorum is present	
2	Opening	Opening	
	Die Voorsitter open die vergadering.	The Chairman opens the meeting	GG
3	Verwelkoming	Welcoming	
	Die Voorsitter heet almal welkom.	The chairman welcomes everyone.	GG
4	Presensie: Teenwoordig & verskoning	Present & Apologies	
	Teenwoordig: Mnr G Germishuizen – Voorsitter Mnr L Neveling Mnr K Teichert Mnr T Teichert Mev R van Huyssteen Mev T Brown (PPM) Mev H Barratt (PPM) Verskoning: Mnr M Johnson		GG JK LN KT TT RvH PPM PPM
5	Bedanking - Komiteelid	Resignation – Committee Member	
	Mnr J Koen moes weens werksverpligtinge sy bedanking as Komiteelid indien. Die Trustees aanvaar Mnr J Koen se bedanking.	Mr J Koen handed in his resignation as Committee Member due to work requirements. The Trustees accept the resignation of Mr J Koen.	JK

6	Goedkeuring van vorige notule: 8 Junie 2022	Approval of previous minutes: 8 Junie 2022	
	Die notule soos voorgelê word eenparig goedgekeur.	The minutes as presented are unanimously approved.	KOMITEE
	Sake voortspruitend uit die vorige notule:	Matters arising from previous minutes:	
	6.1 Huisnommers	House numbers	KOMITEE
	Eposse is uitgestuur aan die betrokke eienaars om huisnommers op te sit.	Emails has been sent to the owners concerned to put numbers on.	
	6.2 Werfhekke	Yard gates	KOMITEE
	Eposse is uitgestuur aan die betrokke eienaars om werfhekke op te sit.	Emails has been sent to the owners concerned to erect yard gates.	
	6.3 Eiendomsagente	Estate Agents	
	Alle eiendomsagente moet van die selfoon sisteem verwyder word en hulle moet weer aansoek doen.	All estate agents must be removed from the cell phone system and they have to re-apply.	PPM
	Daar moet 'n register gehou word en 'n induksie moet gedoen word. 'n Toegangs-epos en 'n mandaat moet op lêer gehou word.	A register must be kept and an induction must be done. An access email and a mandate must be kept on file.	PPM
	Besonderhede sal in die Nuusbrief vervat word.	Details to be included in the Newsletter.	NUUSBRIEF
	6.4 Infrastruktuur – Kantoorgebou	Infrastructure - Office building	
	Staan oor tot volgende vergadering.	Stand over until next meeting.	STAAN OOR
	6.5 Infrastruktuur - Vullisarea	Infrastructure – Refuse area	
	Eienaars plaas sakke buite nadat die munisipaliteit reeds sakke kom haal het.	Owners place refuse bags outside after the municipality has already collected the bags.	
	Na verdere bespreking word die besluit geneem dat die afsnytyd om sakke uit te sit, op 'n Donderdag aand om 19h00 sal wees.	After further discussion, it is decided that the cut-off time for placing bags outside is on a Thursday, at 19h00.	
	Besonderhede sal in die Nuusbrief vervat word.	Details to be included in the Newsletter.	NUUSBRIEF

	6.6	Kragopwekkers	Generators	KOMITEE
		Die gebruik van kragopwekkers en besonderhede sal in die Nuusbrieff vevrat word en in die reëls vevrat word.	The use of generators and details will be included in the Newsletter and must be incorporated in the rules.	NUUSBRIEF TT
	6.7	Meubelvervoer vragmotors	Furniture transport trucks	KOMITEE
		Die toegelate grote van vragmotors moet in die reëls vevrat word. Dit moet meer breedvoerig gedefinieër word.	The allowed size of trucks must be contained in the rules. It needs to be defined more extensively.	KOMITEE
		Vragmotors veroorsaak skade aan die paaie en daar is 'n toename in bouwerk. Projekbestuur moet toegepas word.	Trucks cause damage to the roads and there is an increase in building work. Project management must be applied.	KOMITEE
		Die Komitee bespreek die verhoging van die padfonds deposito gedeelte aangesien hulle van mening is dat die huidige R1 000 nie genoegsaam is nie. Die besluit word geneem dat 50% van die boudeposito vir die padfonds moet wees effektief 6 Julie 2022.	The Committee discuss increasing the road fund deposit portion as they believe that the current R1 000 is not sufficient. The decision is made that 50% of the building deposit should be for the road fund effective 6 July 2022.	NUUSBRIEF
		Die kontrakteursoreenkoms moet opdateer word.	The contractors agreement must be updated.	KOMITEE
	6.8	WATERVERBRUIK GRATIS 6 000KI	Water usage Free 6 000KI	
		Skriftelike terugvoering is ontvang vanaf die Munisipaliteit dat die 6KI gratis water per ontwikkelde erf is. Daar moet maandeliks 'n opname gedoen word van erwe wat klaar ontwikkel is en dit moet op 'n gereelde basis aan die munisipaliteit deurgegee word sodat hul rekords op datum kan hou.	Written feedback has been received from the Municipality that the 6KI is free water for each developed erf. A survey must be done on a monthly basis on all developed erven completed and it must be forwarded to the Municipality on a regular basis.	KOMITEE
	7	Versekering	Insurance	
		Onderskrywer – CIA Makelaar – Insure Makelaars Gemeenskaplike eiendom – R1 747 698.00 Gemeenregtelike aanspreeklikheid –R100M Sambreel aanspreeklikheid – R20 000 000.00 Premie per maand – R1 050.71 Die versekering word goedgekeur. Status Mark word versoek om die bybetaling	Underwriter – CIA Broker – Insure Brokers Common property – R1 747 698.00 Public Liability–R100M Umbrella Liability – R20 000 000.00 Monthly premium – R1 050.71 The insurance is approved. Status Mark is requested to discuss the	PPM

	met die makelaar te bespreek.	excess with the broker	
8	Finansies		
8.1	Bestuursstate Junie 2022	Management Statements June 2022	
	Die Bestuursstate soos voorgelê word deur die Komitee goedgekeur.	The management statements as presented are approved by the committee.	TRUSTEES
8.2	Bank balanse soos op 5 Julie 2022	Bank balance on 5 July 2022	
	Tjek rekening /Cheque account Reserwe fonds /Reserve fund Kleinkas / Petty Cash Boudeposito / Builders deposit MINUS: Vooruitontvangde heffings/Levies in advance Bou deposito /Builders deposit TOTAAL/TOTAL	R 101 287.57 R 1 081 501.56 R 2 898.08 R 80 541.69 R1 266 229.00 R 117 192.73 R 80 541.69 R1 068 494.58	
8.3	Uitstaande heffings		
	Die uitstaande heffings word gemonitor en opgevolg.	The outstanding levies are monitored and followed up.	PPM
9	Argitektonies	Architectural	
9.1	Skoorstene	Chimneys	
	Skoorstene moet meer spesifiek beskryf word in die reëls.	Chimneys should be described more specifically in the rules.	KOMITEE
10	Sekuriteit	Security	
10.1	Batterye	Batteries	
	As gevolg van beurtkrag het die battery nie genoeg tyd om te laai nie. Verskillende opsies, onder andere sonpanele, word bespreek. Die Komitee sal dit verder ondersoek en 'n kenner kontak vir oplossings.	Due to load shedding, the battery does not have enough time to charge. Various options, amongst which is solar panels, are discussed. The Committee will investigate this further and contact an expert for solutions.	KOMITEE
10.2	Afstandbeheerkontroles	Remote controls	
	Met die laaste aankope van kontroles by Electronics Services was daar 'n verhoging in koste en die koste is nou R255 per kontrole. Die Komitee sal ondersoek instel na moontlike besparing op die volgende aankope.	With the last purchase of remotes at Electronics Services there was an increase in costs and the cost is now R255 per remote. The Committee will investigate possible savings on the following purchases.	KOMITEE
	Afstandbeheerkontroles word beperk tot 3 per huis. Addisionele kontroles sal per versoek deur die	Remote controls are limited to 3 per house. Additional controls will be considered by the trustees on	NUUSBRIEF

		trustees oorweeg word.	request.	
	10.3	Solar ligte	Solar lights	
		Tydens kragonderbrekings is dit baie donker by die hek. Na bespreking besluit die Komitee dat die nodige aankope gedoen moet word vir installasie by die hek.	It is very dark at the gate when there is no electricity. After discussion, the Committee decided that the necessary purchases should be made for installation at the gate.	KOMITEE
	11	Infrastruktuur	Infrastructure	
		Mangate met gebreke deksels sal aandag kry. Eienaars moet asseblief vir Mnr Konrad Teichert in kennis stel van enige gebreke mangat deksels.	Manholes with broken lids will get attention. Owners must please notify Mr Konrad Teichert of any broken manhole covers.	KOMITEE
		Die Oostelike grens heining moet herstel word wat deur die ystervark beskadig is. Die Komitee sal ondersoek doen en kwotasies kry.	The Eastern border fence must be restored that was damaged by a porcupine. The Committee will investigate and obtain quotations.	KOMITEE
		Die heining by huis 29 moet ook herstel word. Een van die pale is besig om te val. Kwotasies sal aangevra word.	The fence at house 29 must also be repaired. One of the poles is falling. Quotations will be obtained.	KOMITEE
	12	Instandhouding & tuine	Maintenance and gardens	
		Die watertanks vorm deel van die kantoorgebou opknapping.	The water tanks forms part of the office building renovation.	
		Motorhuisverhuring 'n 3 Maande kennisgewing moet gegee word aan die eienaars wat 'n gemeenskaplike motorhuis huur. Die kontrak strek tot einde Desember 2022.	Garage Leasing A 3 months notice must be given to the owners who rent a common property garage. The contract runs until the end of December 2022.	
		Geen verhuring van gemeenskaplike eiendom sal meer gedoen word nie.	No further letting of common property will be allowed.	
	13	Personeel	Staff	
		Die ID Dokument van Killer is nog uitstaande.	The ID document of Killer is still outstanding	GG
	14	Algemeen	General	
		Daar is geen sake vir algemene bespreking nie.	There are no matters for general discussion.	
	15	Datum van volgende vergadering	Date of next meeting	
		Woensdag, 3 Augustus 2022	Wednesday, 3 August 2022	
	16	Afsluiting	Closure	
		Met geen verdere items om te bespreek nie sluit die vergadering om 10h30 af.	With no further business to discuss, the meeting closes at 10h30.	

	Goedgekeur 	Datum 4/8/22	
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Trustees (7):

Gerrit Germishuizen

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Datum uitgestuur: 22/7/2022