

NOTULE

BLUE RIDGE HEV (101)

**NOTULE VAN DIE KOMITEE VERGADERING VIR BLUE RIDGE HEV WAT
GEHOU IS OP WOENSDAG 3 AUGUSTUS 2022 OM 09H00 PER ZOOM**

**MINUTES OF THE COMMITTEE MEETING FOR BLUE RIDGE HOA THAT WAS
HELD ON WEDNESDAY 3 AUGUST 2022 AT 09H00 VIA ZOOM**

1	Konstituering	Constitution	
	'n Wettige kworum is teenwoordig.	A legal quorum is present	
2	Verwelkoming	Welcoming	
	Die Voorsitter heet almal welkom.	The chairman welcomes everyone.	GG
3	Presensie: Teenwoordig & verskoning	Present & Apologies	
	<u>Teenwoordig:</u> 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) <u>Verskoning:</u> Geen		GG JK LN KT TT RvH PPM PPM
	Bedanking - Komiteelid	Resignation – Committee Member	
	Mnr M Johnson het weens werksverpligtinge sy bedanking as Komiteelid ingedien op 8 Julie 2022. Die Komitee aanvaar Mnr Johnson se bedanking.	Mr J Koen handed in his resignation as Committee Member due to work requirements on 8 July 2022 The Committee accept the resignation of Mr Johnson.	MJ
4	Goedkeuring van vorige notule: 6 Julie 2022	Approval of previous minutes: 6 July 2022	
	Die notule soos voorgehou word eenparig goedgekeur onderhewig aan wysigings wat gedoen moet word.	The minutes as presented are unanimously approved subject to corrections to be done.	PPM

5	Sake voortspuitend uit die vorige notule:		Matters arising from previous minutes:	
5.1	Eiendomsagente		Estate Agents	
	Status Mark (PPM) is tans besig om alle agente van die selfoonsisteem te verwyder asook die eiendomsagente in kennis te stel van die prosedure wat gevolg moet word om toegang te verkry. Die aangeleentheid sal in die volgende nuusbrieff vevrat word. Status Mark (PPM) word ook versoek om agente in te lig dat geen verkoopsborde by die toegangshek toegelaat word nie.		Status Mark (PPM) is currently attending to remove all agents from the cell phone system and to advise the estate agents of the new process to follow in order to get access. The matter will be included in the next newsletter. Status Mark (PPM) is also requested to inform agents that no for sale boards are allowed at the entrance gate.	PPM NUUSBRIEF PPM
5.2	Infrastruktuur – Kantoorgebou		Infrastructure - Office building	
	Pro-plan sal planne by Status Mark inhandig. Status Mark sal die Komitee in kennis stel met ontvangs daarvan.		Pro-plan will submit plans to Status Mark. Status Mark will inform the Committee upon receipt thereof.	PPM
5.3	Infrastruktuur - Vullisarea		Infrastructure – Refuse area	
	Die afsnytyd om sakke uit te sit, is op 'n Donderdag aand om 19h00. Besonderhede sal in die Nuusbrieff vevrat word.		The cut-off time for placing bags outside is on a Thursday, at 19h00. Details to be included in the Newsletter.	NUUSBRIEF
5.4	Kragopwekkers		Generators	
	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.	REëLS
5.5	Meubelvervoer vragmotors		Furniture transport trucks	
	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.	REëLS
5.6	50% Bou deposito - Padfonds		50% Builders deposit – Road fund	
	Instede dat 'n bydrae van R1000 soos in die verlede na die padfonds gemaak is, word die bydrae verhoog met 50% van die Bou deposito (R5000) wat na die padfonds bygedra sal word effektief vanaf 6 Julie 2022. Die kontrakteursooreenkoms en bouregulasies moet gewysig word. T Teichert sal 'n konsep saamstel en sirkuleer aan die Komitee teen Vrydag		Instede of contributiing R1000 to the road fund in the past, the contribution will be increased to 50% of the builders deposit (R5000) to be contributed effective from 6 July 2022. The Contractor's agreement and building regulations must be amended accordingly. T Teichert will do a draft and circulate it to the Committee by Friday 12 August 2022.	KOMITEE REëLS

		12 Aug 2022		
	5.7	Skoorstene	Chimneys	
		Spesifikasies ten opsigte van skoorstene moet meer spesifiek beskryf word in die boureëls.	Specifications regarding chimneys should be described more in detail in the building rules.	KOMITEE REëLS
	5.8	Batterye	Batteries	
		Die vervanging van die batterye en oplossing vir beurtkrag sal verder ondersoek word. Terugvoering sal by die volgende vergadering gegee word.	The replacement of the batteries and solution for load shedding will be investigated. Feedback will be given at the next meeting.	KOMITEE
	5.9	Herstel van Oostelike grens heining	Repair of Eastern border fence	
		Besluit: 1. Die Komitee gee goedkeuring vir Nico Botha om die opening in die heining reg te maak, penne in te slaan en 'n dwarspyp aan te sweis. 2. Ondersoek ten opsigte van die Suidelike grens heining sal gedoen word om die herstelwerk daaraan te bepaal.	1. The Committee give approval for Nico Botha to repair the opening in the Eastern Border fence, pin down the pins and weld a cross pipe. 2. Investigation will be done to the Southern border fence to determined the repair work to be done.	KOMITEE KOMITEE
	6	Versekering	Insurance	
	6.1	Terugvoering op bybetalings	Feedback on excess payments	
		Insure makelaars het bevestiging gestuur dat die bybetaling op die twee polisse as volg is: • Santam – R1000 • CIA – 10% of min R2000 Besluit: 1. Dat die versekeringspolis teruggeskuif moet word na Santam toe effektief vanaf 1/9/2022	Insure brokers confirmed that the excess payments on the two policies are as follow: • Santam – R1000 • CIA – 10% or min R2000 Decision: 1. That the insurance policy must be moved back to Santam with effect from 1/9/2022	KOMITEE PPM
	7	Finansies		
	7.1	Bestuurstade Julie 2022	Man Statements July 2022	
		Die Bestuurstade soos voorgelê word deur die Komitee goedgekeur.	The management statements as presented are approved by the committee.	KOMITEE
	7.2	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	R 68 853.00 R 1 086 124.16 R 2 893.73 R 90 302.25 R1 248 173.14 R 108 309.27 R 90 302.25	

		TOTAAL/TOTAL	R1 049 561.62	
	7.3	Uitstaande heffings		
		Die uitstaande heffings word gemonitor en opgevolg.	The outstanding levies are monitored and followed up.	PPM
8		Argitektonies	Architectural	
9		Sekuriteit	Security	
	9.1	Solar ligte	Solar lights	
		Die ligte is aangekoop en sal geïnstalleer word.	The lights have been purchased and will be installed.	KOMITEE
	9.2	Lig by vullishok	Light at refuse area	
		Bestaande lig sal geskuif word om die vullishok meer te belig.	Existing light will be moved to give more light to the refuse area.	KOMITEE
10		Infrastruktuur	Infrastructure	
	10.1	Mangate	Manholes	
		Eienaars moet asseblief vir K Teichert in kennis stel van enige gebreke mangatdeksels.	Owners must please notify K Teichert of any broken manhole covers.	EIENAARS KT
11		Instandhouding & tuine	Maintenance and gardens	
	11.1	Potplant skenking	Potted plant donation	
		'n Anonieme persoon het 'n potplant aan Blue Ridge geskenk. 'n Woord van dank aan die persoon sal in die volgende nuusbrieff vevat word.	An anonymous person donated a potted plant to Blue Ridge. A word of thanks to this person will be extended in the next newsletter.	KOMITEE NUUSBRIEF
12		Personeel	Staff	
		Die ID Dokument van Killer is nog uitstaande. Killer het wel 'n werkspermit bekom.	The ID document of Killer is still outstanding. Killer obtained a working permit.	
		Besluit: 1. Dat Killer se salaris oorgeskakel moet word na 'n vaste salaris instede van dagloon. 2. Dat R van Huyssteen die berekening sal doen en aan Status Mark sal deurgee. 3. K Teichert sal 'n dienskontrak opstel. 4. Status Mark (PPM) sal 'n voorbeeld van so 'n dienskontrak aan K Teichert stuur.	Decision: 1. That Killer's salary must be changed to fixed monthly salary instead of daily tariff. 2. That R van Huyssteen will do the calculation and give it to Status Mark. 3. K Teichert will draft a service contract. 4. Status Mark (PPM) will forward an example of a such a contract to K Teichert.	KOMITEE RvH KT PPM
13		Algemeen	General	
	13.1	Vakatures op Komitee	Vacancies on Committee	

		Daar het twee Komiteelede bedank weens werkverpligtinge en daar is tans 2 vakatures beskikbaar op die Komitee. Daar sal 'n skrywe aan elenaars gerig word indien iemand sou belangstel om te dien op die Komitee, onderworpe aan die Komitee se goedkeuring.	Two of the Committee Members resigned due to the work requirements and are there 2 vacancies available on the Committee. A letter will be circulated to the owners for anyone who would be interested to serve on the Committee, subject to approval by the Committee.	KOMITEE/ PPM
	13.2	Nuusbrief	Newsletter	
		Die volgende items sal in die volgende nuusbrief vervat word: • Toegang – Eiendomsagente • Vullisarea • 50% Bou deposito • Meubelvervoerwaens • Mangate • Kragopwekkers • Potplant skenking	The following items will be included in the next newsletter: • Access – sales agents • Refuse area • 50% Builders deposit • Furniture transport trucks • Manholes • Generators • Potplant donation	KOMITEE NUUSBRIEF
14	Datum van volgende vergadering		Date of next meeting	
	Woensdag, 7 September 2022		Wednesday, 7 September 2022	
15	Afsluiting		Closure	
	Met geen verdere items om te bespreek nie sluit die vergadering om 11h30 af.		With no further business to discuss, the meeting closes at 11h30.	
 Goedgekeur 7/9/22 Datum				