

NOTULE

BLUE RIDGE HEV (101)

NOTULE VAN 'N TRUSTEE VERGADERING VAN BLUE RIDGE HEV WAT GEHOUD IS OP WOENSDAG 18 JANUARIE 2023 OM 09H00 BY DIE KANTORE VAN BLUE RIDGE

MINUTES OF A COMMITTEE MEETING FOR BLUE RIDGE HOA THAT WAS HELD ON WEDNESDAY 18 JANUARY 2023 AT 09H00 AT THE OFFICES OF BLUE RIDGE

1	Konstituering	Constitution	
	'n Wettige kworum is teenwoordig	A legal quorum is present	
2	Verwelkoming	Welcoming	
	Die Tesourier, Mev van Huyssteen verwelkom almal teenwoordig.	The Treasurer, Mrs van Huyssteen welcomes everyone.	RvH
3	Presensie: Teenwoordig & verskoning	Present & Apologies	
	<u>Teenwoordig / Present:</u> Mnr L Neveling Mnr W van der Merwe Mev R van Huyssteen Mnr N Botha Mnr K Teichert Mnr. T Teichert Mev T Brown (PPM) Me M Venter (PPM) <u>Verskoning / Apologies:</u> Geen		LN WvdM RvH NB KT TT PPM PPM
4	Goedkeuring van vorige notule: 7 Desember 2022	Approval of previous minutes: 7 December 2022	
	Die notules, soos voorgelê, word eenparig goed gekeur	The minutes, as presented, are unanimously approved.	Komitee

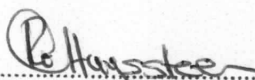
5	Sake voortspuitend uit die vorige notule:	Matterse arising from previous minutes:	
5.1	Versekering - Solar	Insurance - Solar	
	Versekering op solar moet op alle risiko gesit word.	Insurance on solar must be placed under all risk.	
	Prinsloo Property Management (Pty) sal die nodige met die makelaar opneem.	Prinsloo Property Management (Pty) will take up the necessary with the broker.	PPM
5.2	Pryse vir Mangat deksels	Prices for Manhole Covers	
	Goedkeuring is verleen vir die aankoop van 'n staalplaat waaruit verskeie mangatdeksels gesny kan word.	Approval was granted for the purchase of a steel plate from which several manhole covers can be cut.	
	8 mangatdeksels sal deur Steelworld vervang word. Die kwotasie ten bedrae van ± R7 544.00 is goedgekeur.	8 manhole covers will be replaced by Steelworld. The quotation amounting to ± R7 544.00 was approved.	
	Prinsloo Property Management (Pty) Ltd sal reël vir die betaling van die 70% deposito, soos verlang.	Prinsloo Property Management (Pty) Ltd will arrange for the payment of the 70% deposit, as requested.	PPM
5.3	Terugbetalings van Electronic Services	Repayment of Electronic Services	
	Electronic Services se terugbetaling is gedoen op 17 Januarie 2023	Electronic Services' repayment was made on 17 January 2023.	
	Hierdie aangeleentheid word as afgehandel beskou.	This matter is considered closed.	Afgehan del
	'n Kwotasie vir die vervanging van die hekkontrolle is by Wessel van Electronic Services aangevra.	A quote for the replacement of the gate control was requested from Wessel from Electronic Services.	
	Prinsloo Property Management (Pty) Ltd sal met Wessel opvolg.	Prinsloo Property Management (Pty) Ltd will follow up with Wessel.	PPM
5.4	Bouers reëls en toegang	Builders rules and access	
	Hierdie is 'n deurlopende saak.	This is an ongoing matter.	Staan Oor
	Melding word gemaak dat "call logs" nog ontvang word.	Mention is made that call logs are still being received.	
	Mnr. K Teichert sal DBS vra om die "call logs" te kanselleer, aangesien ons nie meer van die hekwag gebruik maak nie.	Mr. K Teichert will ask DBS to cancel the call logs, seeing as the gatekeeper is no longer being used.	KT
5.5	"Louvres" vir motorhuise by Bestuursgebou	Louvres for garages at Office building	
	Die Komitee besluit dat ten minste 3 kwotasies vir die herstel van die Bestuursgebou moet	The Committee decides that at least 3 quotations for the repair of the Management	LN / WvdM

	verkry word. Die "Louvres" vorm deel hiervan. Daar word verder versoek dat daar in die nuwe finansiële jaar ekstra begroot moet word vir die herstel, aangesien die koste heelwat meer gaan beloop as waarvoor oorspronklik begroot is.	Building should be obtained. The Louvres form part of this. It is further requested that extra be budgeted in the new financial year for the repairs, as the costs will amount to much more than originally budgeted for.	
6	Versekering	Insurance	
	Versekering is in plek vir alle gemeenskaplike eiendom. Makelaar: Insure Broker Solutions Onderskrywer: CIA Totale waarde: R 5 042 711.00 Maandelikse premie: R 1 050.71 Getrouheidsdekking: R 1 500 000 Publieke Aanspreeklikheid: R 100 000 000 Die vergadering keur die versekering eenparig goed. Die polis en die Getrouheidsdekking moet met 10% eskaleer. Die polis en Getrouheidsdekking word op 1 Maart 2023 hernu.	Insurance is in place for all common property. Broker: Insure Broker Solutions Underwriter: CIA Total value: R 5 042 711.00 Monthly premium: R 1 050.71 Fidelity cover: R 1 500 000 Public Liability: R 100 000 000 The meeting unanimously approves the insurance. The policy and Fidelity cover must escalate by 10%. The policy and Fidelity cover will be renewed on 1 March 2023.	PPM
7	Finansies	Finance	
7.1	Bestuursstate Desember 2022	Management Statements December 2022	
	Die Bestuursstate, soos voorgelê, word deur die Komitee goedgekeur. Mev. R Van Huyssteen noem dat die HEV Wales Plumbing betaal het en dat die koste van eenhede 18 en 19 verhaal moes word. Prinsloo Property Management (Pty) Ltd sal die nodige opvolg.	The Management Statements, as presented, are approved by the Committee. Mrs. R Van Huyssteen mentions that the HOA paid Wales Plumbing and that the costs of units 18 and 19 had to be recovered. Prinsloo Property Management (Pty) Ltd will follow up as necessary.	PPM
7.2	Bankbalanse soos op 3 Januarie 2023	Bank balances as on 3 January 2023	

	Tjekrekening/Cheque Account	R 27 219.02	
	Reserwe Fonds/ Reserve Fund	R1 086 478.25	
	Kleinkas/ Petty Cash	R 1 399.58	
	Boudeposito/ Builders Deposit	R 135 739.77	
		R1 250 836.62	
	Minus:		
	Bou Depositos / Building Deposits	R 135 739.77	
	Heffings Vooruit / Levies in Advance	R 128 974.11	
	Besskikbare Fondse / Available Funds	R 986 122.74	
7.3	Uitstaande heffings	Outstanding levies	
	Uitstaande heffings beloop R18 796.28. Twee eienaars is oorhandig en heffings word deurlopend deur Prinsloo Property Management (Pty) Ltd gemonitor en opgevolg.	Outstanding levies amount to R18 796.28. Two owners have been handed over and charges are continuously monitored and followed up by Prinsloo Property Management (Pty) Ltd.	PPM
8	Argitektonies	Architectural	
	Geen nuwe sake	No new matters	
9	Sekuriteit	Security	
	Mev. R van Huyssteen bevestig aan die Komitee dat Wi Mation weer hul maandelikse instandhouding gedoen het.	Mrs. R van Huyssteen confirms to the Committee that Wi Mation has again carried out their monthly maintenance.	
10	Infrastruktuur	Infrastructure	
10.1	Aandag moet gegee word aan die elektriese bedrading by die Bestuursgebou. Dit moet heel waarskynlik herbedraad word. Die vergadering versoek dat daar 2 kwotasies gekry moet word.	Attention must be given to the electrical wiring at the Management Building. It most likely needs to be re-wired. The meeting requests that 2 quotations be obtained.	LN/AvH
10.2	Melding word gemaak dat die "bulk" watermeter moontlik foutief kan wees. Prinsloo Property Management (Pty) Ltd word gevra om dit met die Munisipaliteit op te volg.	It is reported that the "bulk" water meter may be faulty. Prinsloo Property Management (Pty) Ltd is asked to follow this up with the Municipality.	PPM
11	Instandhouding & tuine	Maintenance and gardens	
	Geen nuwe sake	No new matters	
12	Algemeen	General	
12.1	Gerrie Germishuizen bedanking en verkiesing van nuwe voorsitter	Gerrie Germishuizen resignation and election of new chairman	
	Mnr. Gerrie Germishuizen het a.g.v. gesondheidsprobleme op 24 Desember 2022 sy bedanking ingedien.	Mr. Gerrie Germishuizen, due to health problems submitted his resignation on December 24, 2022.	

	Mev. R van Huyssteen en Mnr. K Teichert word genomineer om te dien as Voorsitter, tot en met die volgende AJV. Die besluit staan oor tot die volgende vergadering.	Mrs. R van Huyssteen and Mr. K Teichert is nominated to serve as Chairman, up to and including the next AGM. The decision is left until the next meeting.	Staan Oor
12.2	Briewe aan kontrakteurs gedurende Desember 2022	Letters to contractors during December 2022	
	Briewe na die Kontrakteurs is uitgestuur gedurende Desember 2022, waar daar opruiming nodig was. Die Komitee het gevra dat Prinsloo Property Management (Pty) Ltd vir hulle 'n e-pos sowel as 'n "whatsapp" boodskap stuur, omdat die kontrakteurs nie gereeld hulle e-posse lees nie. Daar word ook gevra dat Prinsloo Property Management (Pty) Ltd die e-pos en selfoonnommers van die kontrakteurs sal toets en kyk of dit werk. Die kontrakteurs moet 'n foto ontvang van die probleem wat reggestel moet word en sodra die kontrakteur die probleem reggestel het, 'n foto aan Prinsloo Property Management (Pty) Ltd stuur as bewys dat dit herstel is. Kontrakteurs moet 'n nood nommer verskaf vir ingeval hulle nie in die hande gekry kan word nie. Indien kontrakteurs nie in Desember in die hande gekry kan word om die probleem op te los nie, gaan die Komitee dit regstel en die koste sal van die kontrakteur se bou deposito afgetrek word.	Letters to the Contractors were sent out during December 2022, where cleaning was required. The Committee asked that Prinsloo Property Management (Pty) Ltd send them an e-mail as well as a whatsapp message, because the contractors do not regularly read their e-mails. It is also requested that Prinsloo Property Management (Pty) Ltd will test the e-mail and mobile phone numbers of the contractors and see if they work. The contractors must receive a photograph of the problem to be rectified and once the contractor has rectified the problem, send a photograph to Prinsloo Property Management (Pty) Ltd as proof that it has been repaired. Contractors must provide an emergency number in case they cannot be reached. If contractors cannot be reached in December to solve the problem, the Committee will correct it and the cost will be deducted from the contractor's building deposit.	PPM PPM
12.3	Katte	Cats	
	Die Komitee versoek dat briewe aan eienaars van Erf 40 en 65 gestuur word rakende hul huurders wat katte aanhou. Daar word verwys na Gedragsreël 4.1: "Troeteldiere kan op die perseel gehou word met vooraf goedkeuring deur die Komitee. In die geval van honde sal slegs klein honde spesies met 'n maksimum gewig van 10	The Committee requests that letters be sent to the owners of units 40 & 65 regarding their tenants keeping cats. Reference is made to Conduct Rule 4.1: "Pets may be kept on the premises on prior approval by the Committee, in the case of dogs, only small dog species with a maximum weight of 10 kilograms once fully	

	kilogram as dit uitgegroeï is, goedgekeur word. 'n Maksimum van 2 honde per erf sal toegelaat word. Katte word glad nie toegelaat nie." Prinsloo Property Management (Pty) Ltd sal die skrywes rig en 14 dae spertyd gee vir terugvoering.	grown will be approved. A maximum of 2 dogs per Erf will be allowed. Cats are not allowed at all." Prinsloo Property Management (Pty) Ltd will send out the letters and give a 14 day deadline for feedback.	PPM
12.4	Klein hondjies wat toe gelaat word	Small dogs that are allowed	
	Die Komitee sal die aansoekvorm opdateer.	The Committee will update the application form.	Komitee
12.5	Tuindienste vir eienaars	Garden Services for owners	
	Alle eienaars sal verantwoordelik wees vir hul eie tuindienste en sal nie meer op eienaars se heffingsrekening gehef word nie. Prinsloo Property Management (Pty) Ltd sal 'n skrywe aan eienaars stuur om hul bewus te maak van die bogenoemde.	All owners will be responsible for their own garden services, and it will no longer be charged to the owners' levy account. Prinsloo Property Management (Pty) Ltd will send a letter to owners to make them aware of the above.	PPM
12.6	Nuusbrief – Linda Germishuizen	Newsletter – Linda Germishuizen	
	Linda Germishuizen is bereid om 'n laaste nuusbrief vir Blue Ridge HEV te skryf, maar sal nie voortgaan nie, weens Mnr. Germishuizen se bedanking as Komitee lid. Mev. R van Huyssteen sal Mev. Germishuizen vra om in haar laaste nuusbrief te vra of daar dalk iemand is wat gewillig sal wees om aan te gaan met die nuusbrief.	Linda Germishuizen is prepared to write a last newsletter for Blue Ridge HOA, but will not continue, due to Mr. Germishuizen's resignation as Committee member. Mrs. R van Huyssteen will ask Mrs. Germishuizen to ask in her last newsletter if there might be someone who would be willing to continue with the newsletter.	RvH
12.7	Elektriese Kables	Electrical cables	
	Eenhede 18, 19, 91 en 93 se elektriese kables kan nie gekry word by die kragboks nie. Daar moet by die Munisipaliteit vir Fielies gevra word om die krag lyne uit te wys. Killer word versoek om die oop erwe te gaan merk waar die waterpunte en elektriese kables lê. Die waterpunte moet met blou maskeerband en die elektriese kables met rooi maskeerband gemerk word. Fielies by die Munisipaliteit moet dan uitkom en alle oop erwe waar elektriese kables en waterpunte nie gekry kan word nie, kom uitwys.	Units 19, 19, 91 and 93's electrical cables cannot be found at the power box. Fielies from the Municipality must be asked to point out the power lines. Killer is requested to go and mark the open plots where the water points and electric cables lie. The water points must be marked with blue masking tape and the electric cables with red masking tape. Fielies at the Municipality must then come out to point out all electrical cables and water points on open erven that could not be found.	

	Mnr. T Teichert sal die nodige met die Munisipaliteit opneem.	Mr. T Teichert will take up the necessary with the Municipality.	TT
12.8	Sekuriteitskamas	Security cameras	
	Mev. R van Huyssteen bevestig dat die UPS by die paal foutief is. 'n Nuwe UPS sal gekoop moet word. Mnr. A van Huyssteen en Mnr. L Neveling sal ondersoek instel.	Mrs. R van Huyssteen confirms that the UPS at the pole is faulty. A new UPS will have to be bought. Mr. A van Huyssteen and Mr. L Neveling will investigate.	AvH / LN
	Datum van volgende vergadering	Date of next meeting	
	Die volgende Komitee vergadering sal plaasvind op 15 Februarie 2023 om 09:00 op terrein. Met geen verdere items om te bespreek nie, sluit die vergadering af om 10:41.	The next Committee meeting will take place on 15 February 2023 at 09:00 on site. With no further items to discuss, the meeting closes at 10:41.	
	 Goedgekeur / Approved 16.02.2023 Datum / Date <u>Trustees (6):</u> Leon Neveling Reinet van Huyssteen Tertius Teichert Konrad Teichert Nico Botha Willem van der Merwe leonneveling3@gmail.com reinetvh@telkomsa.net tertius.teichert@gmail.com konradt34@gmail.com nicobotha2@gmail.com wvdmerwe30@gmail.com		