

NOTULE

BLUE RIDGE HEV (101)

**NOTULE VAN 'N TRUSTEE VERGADERING VAN BLUE RIDGE HEV WAT GEHOU IS OP WOENSDAG
04 MEI 2023 OM 09H00 BY DIE KANTORE VAN BLUE RIDGE**

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

1	Konstituering	Constitution	
	Die vergadering is geroep deur die nuut verkose komiteelede soos by die AJV van 3 Mei 2023 verkies. Die primêre doel is om die Voorsitter, Tesourier en Sekretaris te verkies soos deur die Grondwet vereis word en lede aan die verskillende portefeuljes toe te deel. Al die verkose lede is teenwoordig en 'n kworum is dus in plek. <u>Teenwoordig:</u> Mnr. L Neveling Mnr. E Potgieter Mnr. K Teichert Mnr. T Teichert Mnr. W van der Merwe Mnr. A. van Huyssteen Mnr. H. Radley Na 'n kort bespreking stel KT voor dat AvH dien as voorsitter en dit word eenparig aanvaar. AvH neem die rol van voorsitter in en stel TT voor as Tesourier en dit word ook eenparig aanvaar. Die lede voel dat Status Mark tot 'n groot mate die Sekretariële funksie verrig en dit dus nie nodig is om 'n lid spesifiek daarvoor te nomineer nie. Die voorstel is dat die voorsitter die interaksie rakende enige kommunikasie tussen die komitee en Status Mark sal hanteer en dit word eenparig aanvaar.	The meeting was called by the newly elected committee members as elected at the AGM of 3 May 2023. The primary purpose is to elect the Chairman, Treasurer and Secretary as required by the Constitution and to allocate members to the various portfolios. All the elected members are present, and a quorum is therefore in place. <u>Present:</u> Mr. L Neveling Mr. E Potgieter Mr. K Teichert Mr. T Teichert Mr. W van der Merwe Mr. A. van Huyssteen Mr. H. Radley After a brief discussion, KT proposed that AvH serve as chairman and this was unanimously accepted. AvH takes on the role of Chairman and proposes TT as Treasurer and it is also unanimously accepted. The members feel that Status Mark performs the Secretarial function to a large extent and there is no need to nominate a member specifically for it. The proposal is that the chairman will deal with the interaction between the committee and Status Mark regarding any communication and it is unanimously accepted.	LN EP KT TT WvdM AvH HR

	Twee sub-komitees word voorgestel met die volgende lede wat ook eenparig aanvaar word: Infrastruktuur: Konrad Teichert Eric Potgieter Hein Radley Konstruksie: Leon Neveling Willem vd Merwe Die Infrastruktuur sub-komitee sal verantwoordelik wees vir geboue, tuine, paaie, heinings, ingangshek, water, elektrisiteit en riool. Die Konstruksie sub-komitee sal verantwoordelik wees vir die hele proses rakende die konstruksie van nuwe huise in Blue Ridge. HR stel voor dat daar ook 'n lid geïdentifiseer word wat as voorsitter kan dien indien AvH nie beskikbaar is nie. LN word voorgestel en dit word eenparig aanvaar.	Two sub-committees are proposed with the following members also accepted unanimously: Infrastructure: Konrad Teichert Eric Potgieter Hein Radley Construction: Leon Neveling Willem vd Merwe The Infrastructure sub-committee will be responsible for buildings, gardens, roads, fences, entrance gate, water, electricity and sewerage. The Construction Sub-committee will be responsible for the entire process regarding the construction of new houses in Blue Ridge. HR suggests that the committee identifies a member who can serve as chairman if AvH is not available. LN is proposed and it is unanimously accepted.	
2	Verwelkoming	Welcoming	
	NVT	NA	
3	Presensie: Teenwoordig & verskoning	Present & Apologies	
	NVT	NA	
4	Goedkeuring van vorige notule:	Approval of previous minutes:	
	Aangesien hierdie vergadering 'n ad-hoc vergadering is met primêre doel om die nuwe komitee saam te stel sal die notule van die vorige maand-vergadering by die volgende vergadering goedgekeur word. Daar word besluit om die maandelikse vergaderings op die tweede Woensdag van elke maand te hou. Die volgende vergadering sal dus eers op die 14^{de} Junie gehou word en die komitee het dus besluit om 'n paar sake aan te spreek wat dringende aandag nodig het terwyl almal beskikbaar is.	Since this meeting is an ad-hoc meeting with the primary purpose of constituting the new committee, the minutes of the previous monthly meeting will be approved at the next meeting. It was decided to hold the monthly meetings on the second Wednesday of each month. Due to the fact that the next meeting will not be held until the 14th of June, the committee therefore decided to address some issues that need urgent attention while everyone is available.	
5	Hangende sake	Pending matters	
5.1	Die saak aangaande die huis in aanbou waar die pleisterbande die hele breedte van die boonste verdieping beslaan word bespreek na aanleiding van klagtes en bekommernisse wat deur Lede uitgelig is. Die planne is goedgekeur met die pleisterbande soos dit gebou word aangesien die boureëls nie spesifiek voorsiening maak vir 'n maksimum breedte nie. Dit word weereens uitgelig as grys area in die boureëls wat aangespreek moet word aangesien dit nooit voorsien is dat eienaars dit so breed sou wou maak nie.	The matter regarding the house under construction where the plaster bands occupy the entire width of the top floor was discussed in response to complaints and concerns highlighted by Members. The plans have been approved with plaster bands as they are being built as the building rules do not specifically provide for a maximum width. This is once again highlighted as grey area in the building rules that needs to be addressed as it was never foreseen that owners would want to make it so wide.	

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	TT bevestig dat as na die huidige bewoording gekyk word daar nie veel is wat die komitee kan doen aan die bestaande huis nie behalwe vir die HEV om die koste te dra om dit te laat oordoen met klinker stene. Konsensus is dat dit heeltemal te duur sal wees en die Lid moet toegelaat word om voort te gaan. Voorstel word aanvaar dat, soos in die Grondwet vereis, die Konstruksie sub-komitee 'n paar plaaslike argitekte sal nader om in die toekoms die planne wat ingedien word vir goedkeuring sal nagaan en bevestig dat dit volgens bouereëls opgetrek is. Die koste sal vir die Lid wat die planne indien se rekening wees en sal in die bouereëls aangedui word. 'n Argitek sal ook betrek word om deur die huidige bouereëls te werk saam met die Konstruksie sub-komitee om enige verdere grys areas uit te lig en reg te stel.	TT confirms that looking at the current wording there is not much the committee can do about the existing house except for the HOA to bear the cost of having it redone with face bricks. Consensus is that it will be far too expensive and the Member should be allowed to continue. Proposal is accepted that, as required in the Constitution, the Construction Sub-Committee approach some local architects to check the plans submitted for approval in the future and confirm that they have been drawn up according to building rules. The cost will be for the Member submitting the plans and will be indicated in the building rules. An architect will also be engaged to work through the current building rules with the Construction Sub-Committee to highlight and rectify any further grey areas.	LN WvdM
5.2	TT rapporteer dat die webblad nie reg funksioneer nie. AvH sal dit aan die verskaffer rapporteer.	TT reports that the webpage is not functioning properly. AvH will report this to the supplier.	AvH
5.3	Die bord met die uitleg van Blue Ridge is reg om opgerig te word en die meerderheidsbesluit is om dit by die stopteken op te sit sodat dit duidelik sigbaar is, maar nie die uitsig belemmer soos die Landgoed binnegekom word nie.	The sign with the layout of Blue Ridge is ready to be erected and the majority decision is to put it up next to the stop sign so that it is clearly visible but does not obstruct the view as the Estate is entered.	EP
5.4	'n Voorstel dat 'n lys opgetrek word met voorkeur verskaffers vir loodgieters, elektrisiëns en tegnisi om na die hek om te sien word aanvaar. KT sal 'n lys kry by Status Mark as 'n begin en dit sirkuleer vir verdere insette.	A proposal that a list be drawn up with preferred suppliers for plumbers, electricians and technicians to look after the gate is accepted. KT will get a list from Status Mark as a start and will circulate for further input.	KT
5.5	Kwotasie vanaf Crest Palissades word aanvaar vir die vervanging van die heining in Floraweg soos in begroting goedgekeur. Instruksie sal deurgegee word sodat werk so gou as moontlik kan begin.	Quote from Crest Palisades is accepted for replacement of the fence in Flora Road as approved in budget. Instruction will be issued so that work can begin as soon as possible.	EP KT
5.6	Die besluit om die sement blokke by die twee sirkels te verwyder word bevestig. 'n Voorstel word aanvaar om kort sement paaltjies te installeer om steeds te verhoed dat voertuie tussen die sirkels kan kortpad vat. EP sal kwotasies kry voordat dit geïmplementeer word.	The decision to remove the cement blocks at the two circles is confirmed. A proposal is accepted to install short cement pillars to prevent vehicles from taking short cuts between the circles. EP will get quotes before implementing.	EP
5.7	Die besluit om 'n ekstra kamera buite die ingangshek te installeer word bevestig en DBS sal gevra word om 'n nuwe kwotasie voor te lê aangesien bestaande een reeds verval het.	The decision to install an extra camera outside the entrance gate is confirmed and DBS will be asked to submit a new quote as existing one has already expired.	HR
5.8	EP stel voor dat 'n klein waterpomp aangekoop word om die water in die Jo-Jo tenks te kan gebruik vir die tuin. EP sal 'n kwotasie kry voordat dit finaal goedgekeur word.	EP suggests purchasing a small water pump to be able to use the water in the Jo-Jo tanks for the garden. EP will get a quote before it is finally approved.	EP

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	Datum van volgende vergadering	Date of next meeting	
	Die volgende Komitee vergadering sal plaasvind op 14 Junie 2023 om 09:00 op terrein.	The next Committee meeting will take place on 14 June 2023 at 09:00 on site.	
	Met geen verdere items om te bespreek nie, sluit die vergadering af om 11:27.	With no further items to discuss, the meeting closes at 11:27.	
	 Goedgekeur / Approved		2023-06-21 Datum / Date
	<u>Trustees (7):</u> Leon Neveling Arrie van Huyssteen Tertius Teichert Konrad Teichert Willem van der Merwe Eric Potgieter Hein Radley		leonneveling3@gmail.com arrievh@telkomsa.net tertius.teichert@gmail.com konradt34@gmail.com wvdmerwe30@gmail.com potgieterel@absamail.co.za radley.hein@gmail.com