

BLUE RIDGE HEV (101)

**NOTULE VAN 'N TRUSTEEVERGADERING VAN BLUE RIDGE HEV WAT GEHOU IS OP 2023/07/19
OM 09H00 OP PERSEEL**

**MINUTES OF A COMMITTEE MEETING FOR BLUE RIDGE HOA THAT WAS HELD ON 2023/07/19 AT
09H00 ON SITE**

1	Konstituering	Constitution	
	5 Trustees is teenwoordig en die vergadering is gekonstitueer.	5 Trustees are present and the meeting is duly constituted.	
2	Verwelkoming	Welcoming	
	Die voorsitter, AvH, open die vergadering en verwelkom almal teenwoordig.	The chairman, AvH, opens the meeting and welcomes all present.	
3	Teenwoordig & verskoning	Present & Apologies	
	A van Huyssteen (AvH) L Neveling (LN) K Teichert (KT) W van der Merwe (WvdM) E Potgieter (EP)		
	Verskonings van Hein Radley (HR) en Tertius Teichert (TT).	Apologies from Hein Radley (HR) and Tertius Teichert (TT).	
4	Goedkeuring van vorige notule: 2023/06/21	Approval of previous minutes: 2023/06/21	
	Die notule, soos voorgehou, word goedgekeur.	The minutes, as presented, is approved.	
5	Sake voortspruitend uit die vorige notule:	Matterse arising from previous minutes:	
	5.1 Diensverskaffers	5.1 Service Providers	
	Die BK bevestig met dank dat die lys van PPM ontvang is. CT sal die lys verder verkort en seker maak dat die diensverskaffers wat gelys word, diens sal lewer.	The MC confirm with thanks the receipt of the list from PPM. CT will compile the shortlist after confirming that the service providers will render service.	CT

	5.2	Doodloopareas 18/93/94	5.2	Cul De sac at 18/93/94	
		Die werk wat in die vorige vergadering goedgekeur is, is afgehandel.		The work discussed in the previous meeting has been completed.	Concluded
	5.3	Status van skrywes onder privaat aangeleenthede.	5.3	Status of letters under private matters.	
		PPM bevestig dat die skrywes teen sluitingstyd by die voorsitter sal wees.		PPM confirms that the drafts will reach the chairman by close of business.	PPM
6	Versekering		Insurance		
		Die versekering, soos in plek, word goedgekeur mits die CCTV stelsel bygevoeg word teen R 250 000. Die Trustees is nie tevrede met die makelaar of assessor nie. Die kwotasies wat bekom is vanaf 'n ander makelaar het items in wat nie met die waardasie ooreenstem nie en AvH sal opvolg.		The insurance, in place, is approved subject to the CCTV system being added to the value of R 250 000. The Trustees are not satisfied with the broker or assessor. The quotes obtained from another broker include items that do not agree with the valuation and AvH will follow up.	Stand Over
		PPM moet die onlangse branddienssertifikaat aan die makelaar voorsien.		PPM to supply the most recent fire service certificate to the broker.	PPM
7	Finansies		Finance		
	7.1	Bestuurstade	7.1	Management Statements	
		Die state, soos gewysig, word goedgekeur.		The statements, as amended, is approved.	
	7.2	Bank balanse	7.2	Bank balances	
		Lopend/Current: R 81 412.84 Bou/Building: R 90 000.00 Reserwe/Reserve: R 860 936.29 Kleinkas/Petty Cash: R 4946.95			
	7.3	Uitstaande heffings	7.3	Outstanding levies	
		Slegs 3 eienaars is steeds agterstallig. 2 is reeds oorhandig en die derde een het 'n finale aanslag ontvang.		Only 3 owners are still in arrears. Two have been handed over and the third has received a final demand.	PPM
8	Argitektonies		Architectural		
	8.1	Argitek	8.1	Architect	
		Die BK stel Flip Coetzee aan as die beherende argitek.		The MC appoints Flip Coetzee as controlling architect.	LN
	8.2	Verandering aan Reëls	8.2	Changes to rules	

		AvH sal bewoording voorstel om die verandering aan die bou reëls en die gebruik van 'n professionele argitek in te voeg vir sirkulasie.		AvH will propose wording to include the changes to the building rules and the addition of a professional architect.	AvH
	8.3	Proses rondom bou deposito	8.3	Process around building deposit	
		Die proses sal verder verfyn word saam met Flip en PPM.		The process will be refined with Flip and PPM.	LN
	8.4	Inspeksie	8.4	Inspection	
		'n Terplaatsse terreininseksie sal uitgevoer word.		A Site inspection will be conducted.	MC
9	Sekuriteit		Security		
	9.1	DBS reaksie	9.1	DBS reaction	
		Die BK is nie tevrede met DBS se terugvoer na die onlangse insident nie. Die reaksie sal getoets en gemonitor word.		The MC is not satisfied with the feedback after the recent incident. The reaction will be tested and monitored.	MC
	9.2	Afstandbeheerkontroles	9.2	Remotes	
		Die nuwe voorraad is aangekoop en sal geprogrammeer word.		The new stock has been purchased and will be programmed.	MC
10	Infrastruktuur		Infrastructure		
		- Window en Decor se kwotasie word goedgekeur vir die ruite. - Sam se kwotasie word goedgekeur vir die pilaar koppe se instandhouding met die aankoop by Builders at Home = R 8591. - Breekware sal vir die kantoor aangekoop word. - Kantoor sal gratis aan eienaars beskikbaar gestel word met voorwaardes. - Pro-plan sal getaak word om nou die plan-indiening af te handel. - Ou panele sal beskikbaar geaak word vir eienaars, met voorwaardes, vir 'n beperkte tyd.		Window and Decor's quote is approved for the windows. Sam's quote for the painting of the pillar tops is approved with the purchase to be made from Builders at Home = R 8591 Crockery will be purchased for the office. Office will be made available to owners free of charge with conditions. Pro-plan will be tasked to conclude the submission of the plans. Old panels will be made available to owners, with conditions, for a limited time.	
11	Instandhouding & tuine		Maintenance and gardens		
		'n Terplaatsse terreininseksie sal uitgevoer word.		A Site inspection will be conducted.	MC
12	Personeel		Staff		

	12.1	Terugvoer rakende Killa se werkpermit.	12.1	Feedback regarding Killa work permit.	
		'n Gesprek is gehou en vordering word gemaak.		A discussion was held and progress is being made.	
13		Algemeen		General	
		Niks nuut om te bespreek nie.		Nothing new to discuss.	
14		Besluite tussen vergaderings wat via Epos/WhatsApp gemaak is.		Decisions between meetings made via Email/WhatsApp	
		Die volgende besluite word genotuleer:		The following decisions are minuted:	
		1. Panele langs hek 2. Pleisterbande aanpassing 3. Kwotasie vir alarmstelsel en monitering 4. Prysverhoging vir tuindienste 5. Kwotasie vir deeglike skoonmaak van kantoor		Panels next to gate Plaster bands amendment Quote for alarm and monitoring Price increase for gardening services Quote for deep cleaning of office	2023/06/26 2023/06/27 2023/06/27 2023/06/29 2023/07/03
15		Datum van volgende vergaderings		Date of next meetings	
		16 Aug 13 Sept 11 Oct 8 Nov			
		Met geen verdere items om te bespreek nie, sluit die vergadering om 11.55 af		With no further matters to discuss, the meeting concludes at 11.55	
		Goedgekeur / Approved:  Datum / Date: 16 / 08 / 2023			