

BLUE RIDGE HEV (101)

NOTULE VAN 'N TRUSTEE VERGADERING VAN BLUE RIDGE HEV WAT GEHOUD IS OP 2023/11/15 OM 09H00 OP PERSEEL

MINUTES OF A COMMITTEE MEETING FOR BLUE RIDGE HOA THAT WAS HELD ON 2023/11/15 AT 09H00 ON SITE

1	Konstituering	Constitution	
	6 Trustees is teenwoordig en die vergadering is gekonstitueer.	6 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.	
3.1	Teenwoordig & verskoning	Present & Apologies	
	<u>Teenwoordig / Present</u>		
	A van Huyssteen (AvH) L Neveling (LN) E Potgieter (EP) T Teichert (TT) W van der Merwe (WvdM) H Radley (HR)		
	<u>Verskoning / Apology</u>		
	K Teichert (KT)		
3.2	Besoekende Lede	Visiting Members	
3.2.1	Na aanleiding van 'n bespreking op die WhatsApp groepie van Blue Ridge inwoners is twee lede wat ongelukkigheid oor sekere aspekte van die toepassing van die bou reëls uitgespreek het genooi om 'n bespreking van die punt op die agenda by te woon sodat uitgeklaar kan word watter reëls nie korrek deur die bou-komitee toegepas word nie. Piet du Plooy (PdP) en	Following a discussion on the WhatsApp group of Blue Ridge residents, two members who expressed unhappiness about certain aspects of the application of the building rules were invited to attend a discussion of the point on the agenda so that it could be clarified which rules were not correctly applied by the building committee. Piet du Plooy (PdP) and Sol	

	Sol van Wyk (SvW) sluit by die vergadering aan en Lydia Potgieter (LP) daag ook op, op uitnodiging van PdP en vra om die bespreking by te woon.	van Wyk (SvW) join the meeting and Lydia Potgieter (MP) also shows up, at the invitation of PdP and asks to attend the discussion.	
3.2.2	AvH stel voor dat hy 'n paar openingsaanmerkings sal maak en dan sal elke lid 'n kans kry om hulle bekommernisse met gepaardgaande verwysing na die reëls wat oortree word op die tafel kan plaas.	AvH suggests that he will make some opening remarks and then each member will have a chance to put their concerns on the table with accompanying reference to the rules being violated.	
3.2.3	AvH noem dat die WhatsApp platform nie die ideale plek is om klagtes wat slegs Lede raak aan te spreek nie, aangesien baie huurders ook deel van die groep is. Derhalwe is besluit om die Lede eerder te nooi om dit direk met die komitee aan te spreek. Alternatiewelik kan met Status Mark (SM) gekommunikeer word om enige klagtes formeel op die tafel te plaas. AvH vra ook dat slegs die twee aangeleenthede wat op die WhatsApp groep gelug is by die vergadering bespreek word om seker te maak dat tyd nie met almal weghardloop nie. Die besoekende lede versoek egter om verdere punte aan te spreek en AvH staan die versoek toe solank bespreking nie te lank aanhou nie.	AvH mentions that the WhatsApp platform is not the ideal place to address complaints affecting only Members, as many tenants are also part of the group. It was therefore decided to invite the Members to address this directly with the committee. Alternatively, Status Mark (SM) can be contacted to formally put any complaints on the table. AvH also asks that only the two matters raised on the WhatsApp group be discussed at the meeting to make sure time does not run away with everyone. However, the visiting members request to address further points and AvH grants the request as long as the discussion does not continue for too long.	
3.2.4	PdP word eerste kans gegun om sy punte op die tafel te plaas en 'n kort bespreking volg op elke punt: • PdP voel dat slegs een kleur en een produk toegelaat moet word as verf vir die pleisterbande. AvH noem dat die reëls toelaat vir twee kleure wat nie presies dieselfde is nie en dat die HEV nie voorskriftelik kan wees rakende die produk wat Lede wil gebruik nie. LN noem ook dat die bou-komitee ondersoek instel sodra 'n huis geverf word wat lyk of die kleur effens verskil en die Lid/Bouer moet dan bewys lewer dat die verf volgens die twee kleure gemeng is (Klousule 2.4 van die Argitektoniese- en bou reëls). Hierdie aangeleentheid is ook by die vorige AJV aangespreek deur PdP, maar die reëls is sonder enige verdere teenstand deur al die lede teenwoordig aanvaar. • PdP noem ook dat die kleur van BR076 heeltemal verkeerd is. LN antwoord dat almal bewus is daarvan en dat dit al vir jare so is. Die ooreenkoms tussen die eienaar en vorige komitees – wat steeds staan – is dat dit reggestel sal word sodra die huis weer geverf word. • PdP noem dat die ingangshek en die gepaardgaande veranderings 'n	• PdP is given a chance to put his points on the table and a brief discussion follows each point: • PdP feels that only one colour and one product should be allowed as paint for the plaster bands. AvH mentions that the rules allow for two colours that are not exactly the same and that the HEV cannot be prescriptive regarding the product that Members wish to use. LN also mentions that the building committee investigates once a house is being painted which appears to vary and the Member/Builder must then provide proof that the paint is mixed according to the two colours (Clause 2.4 of the Architectural and Building Rules). This matter was also addressed by PdP at the previous AGM, but the rules were adopted by all the members present without any further opposition. • PdP also mentions that the colour of BR076 is completely wrong. LN replies that everyone is aware of it and that it has been so for years. The agreement between the owner and previous committees – which still stands – is that this will be rectified once the house is repainted. • PdP mentions that the entrance gate and the associated changes are a	

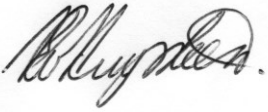
	probleem is. Hy noem dat daar voorheen geen skade aan die hek aangerig is nie en lug ook sy bekommernis oor wie verantwoordelik gehou word vir die skade. Die komitee noem dat 1) beide kante van die hek steeds oopgemaak kan word indien 'n groot voertuig moet in- of uitgaan; 2) die hoeveelheid verkeer eksponensieel toegeneem het oor die laaste drie jaar agv die hoeveelheid huise wat gebou is en dat dit net logies is dat insidente ook sal toeneem; 3) die kontrakteurs kon aanvanklik van die aparte hek gebruik maak, wat verkeer weggelei het van die hoofhek; 4) die vorige komitee het wyd gekonsulteer voordat die ingang prosedure verander is en meer as 85% van die lede was ten gunste van die huidige scenario; 5) die komitee hou die persoon wat die skade aanrig verantwoordelik vir die koste van die herstel. Kan ook net genoem word dat terwyl die hek vir kontrakteurs gebruik was, daar geen sekuriteit vir inwoners was nie en die oostelike grens het ook nog oopgestaan. Met die toemaak van die oostelike grens en die fondse wat op die cctv kameras spandeer is moes die sekuriteit by die hek ook aangespreek word, veral vir die inwoners naby die hek. • PdP noem ook dat hy nie tevrede is met die pleisterbande by BR057 nie en dat die bou-komitee meer gereeld inspeksies moet hou terwyl 'n huis in aanbou is. AvH noem dat daar geen reël in die bou reëls is wat vereis dat daar 'n pleisterband tussen verdiepings moet wees nie, en die hoeveelheid rye bakstene wat onder die dak gebruik word, word ook nie voorgeskryf nie (verwys Klousule 2.4 van Argitektoniese- en Boureëls). Dit word ook genoem dat 1) die bou-komitee die werk vrywillig doen en nie verantwoordelik is om 'n projektebestuur funksie te vervul nie; 2) die HEV is slegs verantwoordelik vir die estetiese aspekte van die wonings en enige ander aspekte is vir die eienaar, kontrakteur en die bouinspekteur om uit te sorteer; 3) die bou-komitee keur die planne goed rakende die estetiese aspekte en teken dan weer af nadat 'n finale inspeksie gehou is en indien enige aspek nie volgens plan en estetika gedoen is nie, word daar nie afgeteken nie en die eienaar kry nie 'n okkupasie sertifikaat van die munisipaliteit nie; 4) aangesien die bou-komitee lede nie spesialiste is op die gebied van argitektoniese	problem. He mentions that no damage was caused to the gate before and also airs his concern about who is being held responsible for the damage. The committee mentions that 1) both sides of the gate can still be opened if a large vehicle has to enter or exit; 2) the amount of traffic has increased exponentially over the last three years due to the number of houses being built and that it is only logical that incidents would also increase; 3) the contractors were initially able to make use of the separate gate, which diverted traffic away from the main gate; 4) the previous committee consulted widely before changing the entrance procedure and more than 85% of the members were in favour of the current scenario; 5) The committee holds the person causing the damage responsible for the cost of the repair. Can also just be mentioned that while the gate was used for contractors, there was no security for residents and the eastern border also still stood open. With the closing of the eastern border and the funds spent on the cctv cameras, the security at the gate also had to be addressed, especially for the residents near the gate. • PdP also mentions that he is not happy with the plaster bands at BR057 and that the building committee should conduct inspections more frequently while a house is under construction. AvH mentions that there is no rule in the building rules requiring there to be a plaster band between storeys, nor is the number of rows of bricks used under the roof prescribed (refer Clause 2.4 of Architectural and Building Rules). It is also mentioned that 1) the building committee does the work voluntarily and is not responsible for a project management function; 2) the HOA is only responsible for the aesthetic aspects of the dwellings and any other aspects are for the owner, contractor and the building inspector to sort out; 3) the building committee approves the plans regarding the aesthetic aspects and then signs off again after a final inspection has been done and if any aspect has not been done according to plan and aesthetics it is not signed off and the owner does not get an occupation certificate from the municipality; 4) since the building committee members are not
--	---	---

	aspekte nie, is 'n professionele argitek ook onlangs aangestel, soos deur die grondwet vereis, om hulp en advies te verleen. Die koste van die argitek is vir die rekening van die eienaar/bouer wat die planne indien vir goedkeuring. • PdP versoek die komitee ook om te oorweeg om hom te vergoed vir die onkoste wat hy aangegaan het om die skade wat deur die boom in die groenstrook se wortels aan sy stormwater pype aangerig is. AvH dui aan dat die komitee dit gunstig sal oorweeg en dat EP net moet bevestig dat die boom wel in die groenstrook is.	specialists in architectural aspects, a professional architect has also recently been appointed, as required by the Constitution, to provide assistance and advice. The cost of the architect is for the account of the owner/builder submitting the plans for approval. • PdP also requests the committee to consider reimbursing him for the expense he incurred to restore the damage caused by the roots of the tree in the green strip to his stormwater pipes. AvH indicates that the committee will consider this favorably and that EP should only confirm that the tree is indeed in the green strip.	
3.2.5	SvW word 'n spreekbeurt gegee en hy noem dat die ventilasie pype nie meer volgens die reëls geïnstalleer word nie en dit baie onooglik is. WvdM noem dat die komitee terdeë bewus is van die feit en dat die komitee ook nie gelukkig is met dit nie. Dit is egter die bouinspekteur wat vereis dat die ventilasie pype nou skielik bokant die dak moet uitsteek. Die bou-komitee het reeds 'n vergadering met die hoof van die bou-afdeling gehad, maar die munisipaliteit weier om van posisie te verander. WvdM sal ook op Provinsiale vlak probeer om uit te vind wat ons te doen staan. AvH noem, ook dat die HEV nie die aftekening van huise kan verhoed agv 'n estetiese reël wat nie meer aan munisipale regulasies voldoen nie.	• SvW is given an opportunity, and he mentions that the ventilation pipes are no longer installed according to the rules and that it is very unsightly. WvdM mentions that the committee is acutely aware of the fact and that the committee is not happy with it either. However, it is the building inspector who requires the ventilation pipes to now suddenly protrude above the roof. The building committee has already had a meeting with the head of the building department, but the municipality refuses to change its position. WvdM will also try at Provincial level to figure out what we can do. AvH also mentions, that the HOA cannot prevent the signing off of houses due to an aesthetic rule that no longer complies with municipal regulations.	
3.2.6	LP noem dat sy ook 'n probleem met die pleisterbande het en dat sy verneem het dat die bouer wat op BR057 besig is nie by die NHBRC geregistreer is nie. AvH verwys na die vorige bespreking met betrekking tot die pleisterbande en noem dat dit met kommer is dat die komitee verneem van die registrasie, aangesien dit nie slegs 'n Blue Ridge vereiste is nie, maar ook 'n wetlike vereiste. Die komitee sal opvolg. Kan net genoem word dat die bou-komitee onmiddellik (gedurende die vergadering) opgevolg het op LP se aantyging en dat dit heeltemal onwaar was.	• LP mentions that she also has a problem with the plaster bands and that she has learnt that the builder working on BR057 is not registered with the NHBRC. AvH refers to the previous discussion regarding the plaster bands and mentions that it was with concern that the committee learned of the registration as it was not only a Blue Ridge requirement, but also a legal requirement. The committee will follow up. Can just be mentioned that the building committee immediately (during the meeting) followed up on LP's allegation and that it was completely untrue.	
3.2.7	Die bespreking word afgesluit en AvH	The discussion concludes and AvH	

	noem dat die komitee hoop dat die bekommernisse aangespreek is en versoek weer dat enige bekommernisse enige tyd via die regte kanale aan die komitee gerig kan word en dat dit so ver moontlik aangespreek sal word. Die komitee probeer altyd om almal se belange op die hart te dra en dit sal ongelukkig altyd gebeur dat een of twee lede van 'n HEV van 101 lede nie noodwendig sal saamstem nie, maar die meerderheid se posisie sal altyd geld. Die drie besoekende lede word verskoon.	mentions that the committee hopes the concerns have been addressed and again requests that any concerns can be addressed to the committee at any time via the proper channels and that it will be addressed as far as possible. The committee always tries to have everyone's interests at heart and unfortunately it will always happen that one or two members of a 101-member HOA will not necessarily agree, but the majority's position will always prevail. The three visiting members are excused.	
4	Goedkeuring van vorige notule: 2023/10	Approval of previous minutes: 2023/10	
	Die notule, soos voorgehou, word goedgekeur.	The minutes, as presented, are approved.	
5	Sake voortspruitend uit die vorige notule:	Matterse arising from previous minutes:	
	Sake word onder agendapunte hanteer.	Matters will be dealt with under agenda items.	
6	Versekering	Insurance	
	Die skedule, soos voorgehou, word goedgekeur.	The schedule, as presented, is approved.	
7	Finansies	Finance	
7.1	Bestuurstase	7.1 Management Statements	
	Die state, soos voorgehou, word goedgekeur.	The statements, as presented, are approved.	
7.2	Bankbalanse	7.2 Bank balances	
	Lopend / Current R 74 274 Bou / Building R 110 000 Reserwe / Reserve R 936 467 Kleinkas / Petty Cash R2 421 Totaal / Total R 1 123 164		
7.3	Uitstaande heffings	7.3 Outstanding levies	
	PPM bevestig dat een eienaar aan Rene Harris oorhandig is vir invordering. Die faktuur van Rene is slegs aangeheg ter inligting en is vir die eienaar se rekening.	PPM confirms that an owner has been handed over to Rene Harris for collection. The invoice from Rene is included for information only and it is for the owner's account.	
8	Argitektonies	Architectural	

	8.1	Planne kantoorgebou	8.1	Office building plans	
		WvdM bevestig dat die planne by die stadsraad ingedien is. Die Munisipaliteit het die boetes bereken na aanleiding van tydskuur wat die gebou bestaan het sonder planne. Die totale koste vir die indiening en boetes beloop R23 970.00		WvdM confirms that the plans have been submitted to the municipality. The Municipality has calculated the penalties based on the time since the building was erected without plans being submitted. The total cost of the submission and penalties came to R23 970.00	
	8.2	Ventilasiepipe	8.2	Ventilation pipes	
		Die aksies uit die vorige vergadering moet verhaas word. WvdM stel voor dat verhoë na die Provinsiale Departement gerig word aangesien geen vordering met die Munisipaliteit gemaak word nie.		The actions from the previous meeting must be expedited. WvdM proposed that representation is made to the Provincial Department as we are not making any progress with the Municipality.	LN WvdM
	8.3	Bouer-afsluiting & toilette	8.3	Builders– close down and toilets	
		14 Des 2023 tot 15 Jan 2024		14 Dec 2023 to 15 Jan 2024	
		Kennisgewing aan bouers dat die terrein netjies moet wees, toilette moet verwyder wees en nette netjies en stewig toe wees.		Notice to builders that the sites must be neat, toilets must be removed, and shade nets must be neatly and properly enclosed.	SM
9	Sekuriteit		Security		
		Reëls vereis dat almal huiswerkers en tuiniers by die hek moet kom haal. Werkers loop na willekeur by die hek in as iemand oopmaak om in of uit te ry en dit veroorsaak onnodige sekuriteit risiko's.		The Rules require that all domestic workers and gardeners be collected at the gate. Workers walk through the gate at will if somebody opens the gate to drive in or out and this causes an unnecessary security risk.	News
10	Infrastruktuur		Infrastructure		
	10.1	Seëlwerk	10.1	Sealing	
		Die uitgawe om die seëlaar vir die kantoorgebou aan te koop word goedgekeur.		The expense to purchase the sealant for the office is approved	
	10.2	Skade veroorsaak deur boomwortels	10.2	Damage caused by tree roots	
		R 1 725 mag op BR062 se rekening as krediet geplaas word vir die regmaak van skade aan sy eiendom deur boomwortels van boom op die		R 1 725 may be credited to BR062's levy account to compensate for the repair to his property caused by the roots of a	EP

		gemeenskaplike eiendom. EP sal, na die regte proses gevolg is, die bome laat verwyder om te verseker dat verdere skade nie aangerig word nie.		tree on the common property. EP will, after following the correct process, have the trees removed to ensure no further damage can be caused.	
11	Instandhouding & tuine		Maintenance and gardens		
	11.1	Kennisgewingsborde	11.1	Notice boards	
		EP word gemagtig om die verbleikte deel van die borde buite die ingangshek te vervang.		EP is mandated to repair the sections of the signs outside the entrance gate that are faded.	EP
	11.2	“Walk behind sweeper”	11.2	Walk behind sweeper	
		Die aankoop vir die vee van die paaie word goedgekeur nadat twee kwotasies voorgelê word.		The purchase is approved for the sweeping of the roads after two quotations are presented.	EP
12	Personeel		Staff		
		Daar word bevestig dat Killer verlof sal neem in Januarie.		It is confirmed that Killer will take leave in January.	
13	Algemeen		General		
	13.1	Uitgee van inligting	13.1	Giving out information	
		Geen inligting van inwoners (insluitende komiteelede) mag in terme van die “POPI” wet uitgegee word deur ander inwoners sonder hul toestemming nie. Kommunikasie moet altyd via die Bestuursagent gestuur word wat dan sal seker maak dat die regte persoon die boodskap/versoek ontvang sodat almal se privaatheid gerespekteer word.		No information of residents (including committee members) may be given out by other residents without their permission in terms of the POPI act. Communication should always be sent via the Managing Agent who will then ensure that the right person receives the message/request to ensure that everybody’s privacy is respected.	News
	13.2	Honde	13.2	Dogs	
		Verwys na 15.		Referred to 15.	
14	Besluite tussen vergaderings wat via Epos/WhatsApp gemaak is.		Decisions between meetings made via Email/WhatsApp		
	14.1	Goedkeuring om die bedrag wat die Munisipaliteit gehef het om die planne goed te keur vir die gebou by die ingang te betaal.	14.1	Approval to pay the amount charged by the Municipality to approve the plans for the building at the entrance.	
15	Privaat aangeleenthede		Private Matters		

	Nie vir sirkulasie	Not for circulation	
16	Datum van volgende vergadering	Date of next meeting	
	2024/01/17	2024/01/17	
	 Goedgekeur: Datum: 2024/01/17		