

BLUE RIDGE HEV (101)

NOTULE VAN 'N TRUSTEE VERGADERING VAN BLUE RIDGE HEV WAT GEHOU WAS OP 17 JANUARIE 2024 OM 09H00 OP PERSEEL

MINUTES OF A COMMITTEE MEETING FOR BLUE RIDGE HOA THAT WAS HELD ON 17 JANUARY 2024 AT 09H00 ON SITE

1	Konstituering	Constitution	
	7 Trustees is teenwoordig en die vergadering is gekonstitueer.	7 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	
	<u>Teenwoordig / Present</u> A van Huyssteen (AvH) L Neveling (LN) E Potgieter (EP) T Teichert (TT) W van der Merwe (WvdM) K Teichert (KT) H Radley (HR) Lize-Mari Prinsloo Uys – Prinsloo Property Management (PPM) Erna Andrews – Prinsloo Property Management (PPM)		
	<u>Verskoning / Apology</u> Geen		
4	Goedkeuring van vorige notule: 2023/11/15	Approval of previous minutes: 2023/11/15	
	Die notule, soos voorgehou, word goedgekeur met een wysiging by 3.2.6 aan die Engelse weergawe "MP" word "LP".	The minutes, as presented, are approved with one amendment at point 3.2.6 on the English version "MP" to change to "LP".	

5	Sake voortspuitend uit die vorige notule:		Matters arising from previous minutes:	
	5.1	COC's	5.1	COC's
		Afgehandel		Finalised
	5.2	Ventilasie pype	5.2	Ventilation pipes
		Sien punt 8.2		See point 8.2
	5.3	Instandhouding en tuine	5.3	Maintenance and gardens
		Sien punt 11		See point 11
	5.4	Personeel	5.4	Staff
		Sien punt 12		See point 12
6	Versekering		Insurance	
	Die skedule, soos voorgedhou, word goedgekeur.		The schedule, as presented, is approved.	
7	Finansies		Finance	
	7.1	Bestuurstate	7.1	Management Statements
		Die state, soos voorgedhou, word goedgekeur. Prinsloo Property Management sal 'n verkorte weergawe deurstuur vir vergaderings. Die volledige stel bestuurstate sal maandeliks aan TT gestuur word. 'n Versoek word deur AvH gedoen dat die UPS vir die suidelike CCTV Sekuriteit Stelsel uitgawe wat by "instandhouding" gereflekteer word, geskuif word na "sekuriteit toerusting instandhouding"		The statements, as presented, are approved. Prinsloo Property Management will send a shortened version for meetings. The complete set will be sent to TT on a monthly basis. AvH Requests that the expenditure for the UPS for the southern CCTV Security System that reflects under "maintenance" be moved to "security equipment maintenance"
	7.2	Bankbalanse	7.2	Bank balances
		Lopend / Current R 50 883.98 Bou / Building R 78 290.05 Reserwe / Reserve R 938 387.89 Kleinkas / Petty Cash R 7 128.65 Totaal / Total R 1 122 690.56		
	7.3	Uitstaande heffings	7.3	Outstanding levies
		PPM bevestig dat een eienaar aan Rene Harris oorhandig is vir invordering.		PPM confirms that an owner has been handed over to Rene Harris for collection.

8	Argitektonies	Architectural	
8.1	Planne kantoorgebou	8.1	Office building plans
	WvdM bevestig dat die planne by die stadsraad ingedien is. Daar was sekere wysigings wat aangebring moet word en dit word tans deur Pro-Plan hanteer.		WvdM confirms that the plans have been submitted to the municipality. There were certain amendments that needed to be made and Pro-Plan is currently in the process of finalising this.
8.2	Ventilasie pype	8.2	Ventilation pipes
	In proses		In process
			LN
8.3	Bou -afsluiting & Toilette	8.3	Building – close down and toilets
	Afgehandel		Finalised
9	Sekuriteit	Security	
	HR noem dat die koppeling van die noordelike kamera by die hek warm word. Die elektrisiën het voorgestel dat hulle 'n groter boks opsit waardeur die drade kan hardloop, want tans raak alles aanmekaar en word warm. HR sal kontak maak met die elektrisiën vir 'n kwotasie vir 'n groter boks.	HR mentions that the coupling of the northern camera at the gate gets warm. The electrician indicated that a bigger box must be placed for the wires to run through, as they are currently touching which leads to heating up. HR will contact the electrician to get a quote for a larger box.	HR
	AvH noem dat daar persone beweeg het gedurende die nag langs BR08 aan die buitekant van die grensdraad. HR sal die aan sekuriteit noem om spesiaal dop te hou.	AvH mentions that there were people moving one night outside the boundary fence next to BR018. HR will mention it to security to keep a special eye on it.	
	HR noem dat die heining tussen BR en Moquini in 'n baie slegte toestand is. AvH sal weer in gesprek tree met Moquini in die volgende finansiële jaar om hulle samewerking te kry rakende die deel van die koste om die grensdraad te vervang.	HR mentions that the fence between BR and Moquini is in a bad state of repair. AvH will again start to discuss this with Moquini in the new financial year to try and get their support to share the cost to replace the fence.	
10	Infrastruktuur	Infrastructure	
	Geen	None	
11	Instandhouding & tuine	Maintenance and gardens	
11.1	Plante	11.1	Plants
	EP noem dat kinders gedurende die Desember vakansie op die rotse geklim het en dan in die beddings getrap en sekere plante beskadig het.	EP reports during the December holidays there were kids playing that lead to the damaging of certain flower beds and plants.	

		Die vergadering stem eenparig saam dat inwoners 'n bietjie meer verdraagsaam moet wees gedurende die vakansies aangesien baie kinders en kleinkinders kom kuier en hulle moet ook altyd welkom voel in BR.		The meeting takes note of this and unanimously agrees that residents should be a bit more tolerant of this during holiday periods as many children and grandchildren comes to visit and they should also be made to feel welcome in BR.	
	11.2	Vullishok en dromme	11.2	Refuse room and bins	
		Die vullishok is nie meer groot genoeg om genoeg dromme in te sit om al die sakke te hanteer nie. Hierdie veroorsaak groot probleme in terme van vlieë en ander peste omdat die houters se deksels nie behoorlik toegemaak kan word nie.		The refuse room is not large enough anymore to handle all the refuse bags. This is creating big problems in terms of flies and other pests as the lids cannot be closed properly.	
		Eienaars sal versoek word om voortaan die blou- en groen sakke in die spasie onder die kantoorgebou te plaas indien dit oop is. Hierdie ruimte is spesifiek vir hierdie doel ingerig gedurende die veranderinge aan die gebou. Indien die spasie nie oop is nie kan sakke steeds in die boonste vullishok geplaas word en Killa sal dan die sakke skuif soos nodig.		Owners will be asked to place their blue- and green bags in the space below the office building if it is open. This space was specifically created for this purpose when the alterations were done. If the space is not open bags can still be placed in the top rubbish shed and Killa will then move the bags as necessary.	
		Addisionele dromme sal aangekoop word. PPM sal die aankope hanteer en reël dat dit afgelewer word.		Additional refuse drums will be purchased. PPM will assist with the purchase and arrange that the bins be delivered.	PPM
	11.3	Natmaak van Gras	11.3	Watering of grass	
		Die vergadering besluit dat die gras nie met munisipale water natgemaak moet word nie. Gras mag slegs met tenk water natgemaak word.		The meeting decides that grass should not be watered with municipal water. Only tank water can be used for this purpose.	
	11.4	Brandstrook	11.4	Fire strip	
		AvH bevestig dat BR nie dieselfde verantwoordelik het ten opsigte van brandstroke soos wat Moquini het nie.		AvH confirms that BR does not have the same responsibility in terms of fire strips as Moquini has.	
		Die munisipaliteit maak wel aan die buitekant skoon.		The municipality cleans around BR.	
		EP sal reël dat munisipaliteit weer skoonmaak.		EP will arrange with the Municipality to clean again.	EP
		EP sal reël met Coastal Gardens dat hulle die afgesnyde bosse sal verwyder wat nog op die perseel is.		EP will arrange with Coastal Gardens to remove the cut branches that is still on the	EP

				premises.	
12	Personeel		Staff		
		Die vergadering bevestig dat Killer se verlof 15 werksdae is per jaar. Indien hy aaneenlopende verlof neem sal naweke en vakansiedae nie in ag geneem word nie.		The meeting confirms that Killer has 15 working days leave per year. If he takes consecutive days the weekends and public holidays will not be taken into account.	
13	Algemeen		General		
	13.1	Bouery: regstelling van bewoording e-pos Joanne	13.1	Building: rectify wording Joanne e-mail	
		Saak is afgehandel		Matter is finalised	
	13.2	Admin ondersteuning: Prinsloo Property Management	13.2	Admin support: Prinsloo Property Management	
		Die vergadering bespreek die laaste paar maande se uitdagings met die Administrasie van PPM en spreek ontevredenheid uit. TT versoek PPM om die komitee te voorsien van hulle en die prinsipaal se FFC. PPM vra om verskoning vir die verskeie oorsigte en verseker die vergadering dat die sake aangespreek sal word.		The meeting discusses the last few months and the challenges they experienced with the administration at PPM and expresses dissatisfaction. TT requests PPM to supply the committee with their and the principal's FFC. PPM apologised for the various oversights and assured the meeting that the cases will be addressed.	PPM
	13.3	Aankoop van straatligte	13.3	Purchase of Street lights	
		AvH sal ekstra straatligte aankoop. EP moet opvolg oor straatligte wat skeef staan en kyk hoe dit reggemaak kan word binne die begroting.		AvH will purchase additional streetlights. EP must follow up on streetlights that are falling over and see how it can be fixed within the budget.	AvH EP
	13.4	Telekommunikasie mangate BR018 en BR052	13.4	Telecommunication manholes BR018 and BR052	
		Die eienaars moet toesien dat alle mangate gelyk is met die grond waar opvullings of uitgrawings plaasgevind het. BR100 se eienaars moet in kennis gestel word dat hul mangat gelyk met die grond gelig moet word. Die komitee sal ondersoek instel		Owners must ensure that all manholes are level with the ground where excavations or filling took place. The owners of BR100 must be informed that their manhole must be lifted to be level with the raised ground level. The Committee will confirm the	PPM

		alvorens PPM die kennisgewing aan die eienaars sal stuur.		situation before PPM sends the notices to owners.	
	13.5	Agente “Te Koop” Borde	13.5	Agent “For Sale” Signs	
		Die vergadering bevestig dat die kwessie van die aanbring van borde sal deel vorm van die induksie proses.		The meeting confirms that the issue of signs must for part of the induction process.	PPM
		Die vergadering versoek PPM om navraag te doen by die munisipaliteit aangaande die regulasies vir agente borde buite 'n Landgoed, insluitend die getal borde wat toegelaat word.		The meeting further requests PPM to enquire what the municipal regulations are with regards to agent signs outside Estates, including the number of signs permitted.	
		Die induksie proses moet ook verseker dat Eienaars en Agente bewus is van die vereiste dat huurders formeel moet kennis neem van Blue Ridge se Reëls, en meer spesifiek die reëls rondom die aanhou van honde.		The induction process must also ensure that Owners and Agents are aware of the requirement that tenants must formally take note of the Rules of Blue Ridge, and more specifically the rules around the keeping of dogs.	PPM
	13.6	Pad oorkant BR052	13.6	Road opposite BR052	
		Die bouer sal versoek word om die pad te herstel.		The builder will be requested to repair the road.	PPM
	13.7	Afval stukke randstene langs vullis kamer (BR100)	13.7	Waste pieces of curb next to garbage room (BR100)	
		Die bouer sal versoek word om die pad te herstel.		The builder will be requested to repair the road.	PPM
	13.8	Jaarlikse brand inspeksie Februarie 2024	13.8	Annual fire inspection February 2024	
		CAW sal gevra word om uit te kom en die nodige reëlins sal deur PPM hanteer word.		CAW will be requested to attend to the inspection. PPM will arrange with them.	PPM
	13.9	Honde	13.9	Dogs	
		Daar is steeds 'n aantal huise wat honde aanhou sonder die nodige toestemming. Honde is op die oomblik die grootste enkele kopseer van die komitee.		There are still several houses where dogs are being kept without the necessary permission. Dogs are currently the single biggest headache for the committee.	PPM
		PPM sal ook 'n lys optrek van die honde aansoeke en goedkeurings wat op rekord is asook 'n skrywe uitstuur aan alle eienaars om weereens te benadruk wat die reëls en verantwoordelikhede rakende honde is, insluitend om hul honde te alle tye leibande te		PPM will draw up a list of dog applications and approvals which they have on record and send out a letter to all owners to emphasise what the rules and responsibilities are concerning dogs, including that dogs must be kept on leash when walking	

		loop en seker te maak om die honde se gemors op te tel. TT vra dat PPM duidelike riglyne gee oor die regte van die Trusteers wanneer eienaars nie hou by die reëls rondom honde nie.		around the estate and all messes must be picked up. TT requests that PPM provide clear guidelines as to the rights of the Trustees should owners not adhere to rules regarding dogs.	PPM
	13.14	Bosbok	13.14	Bushbuck	
		Die vergadering neem kennis dat 'n bosbok in die heining vasgesit het en dood is. Die kameras is ingestel op menslike beweging en het nie die bok se gespartel opgetel nie.		The meeting takes note of the buck that got caught in the fence and that eventually died. The cameras are looking for human movement and did not pick up the struggling of the buck.	
	13.15	Tuindienste	13.15	Garden Services	
		Die tuindienste werkers moet versoek word om die toilet geriewe te gebruik wat by die kantoorgebou beskikbaar is en nie die bosse by die opening aan die suidekant nie.		The garden service workers must be requested to use the toilet facilities available to them at the office building and not use the bushes at the opening on the southern side.	EP
14	Besluite tussen vergaderings wat via Epos/WhatsApp gemaak is.		Decisions between meetings made via Email/WhatsApp		
	14.1	22/11/2023 Kennisgewingbord wat herstel moet word by ingang – kwotasie aanvaar.	14.1	22/11/2023 Notice board to be repaired at entrance – quote accepted.	
	14.2	24/11/2023 OK om reaksie te stuur aan BR035. OK vir goedkeuring van konsep notule. OK vir aankoop van meer seëlaar vir kantoorgebou.	14.2	24/11/2023 OK to send reply to BR035. OK to approve draft minutes. OK to purchase additional sealant for office building.	
	14.3	29/11/2023 OK om Victron omsetter aan te koop vir CCTV kragtoevoer aan suidekant (2 kwotasies). Bestaande omsetter het oorverhit en is onherstelbaar beskadig.	14.3	29/11/2023 OK to purchase Victron inverter for CCTV power supply on southern side (2 quotes). Existing inverter overheated and was beyond repair.	
	14.4	30/11/2023 OK om e-pos aan BR032 te stuur.	14.4	30/11/2023 OK to send email to BR032	
	14.5	29/12/2023 OK aansoek om hond aan te hou vir BR009 (eerste aansoek was ingedien, maar het verlore geraak)	14.5	29/12/2023 OK application to keep a dog for BR009 (first application was submitted, but got lost)	
15	Privaat aangeleenthede		Private Matters		
	Nie vir publikasie.		Not for publication.		

16	Bedanking	Resignation	
	Konrad Teichert dien sy bedanking as Trustee skriftelik in met onmiddellike effek as gevolg van persoonlike redes. Die vergadering aanvaar die bedanking en AvH bedank Mnr Teichert vir die onbaatsugtige diens wat hy gelewer het gedurende sy tyd op die komitee. Die Trustees sal op 'n latere stadium besluit dit nodig is om iemand te ko-opteer om sy posisie te vul aangesien die volgende AJV redelik naby is.	Konrad Teichert submitted his resignation as Trustee with immediate effect because of personal reasons. The meeting accepted the resignation and AvH thanked him for the selfless service he rendered during his time on the committee. The Trustees will decide at a later stage if it is necessary for someone to be co-opted to fill his position due to the next AGM being fairly close.	
16	Datum van volgende vergadering	Date of next meeting	
	2024/02/12	2024/02/12	
	Goedgekeur / Approved: Datum / Date: 2024/02/12 		