

BLUE RIDGE HEV (101)

NOTULE VAN 'N TRUSTEE VERGADERING VAN BLUE RIDGE HEV WAT GEHOU WAS OP 14 FEBRUARIE 2024 OM 09H00 OP PERSEEL

MINUTES OF A COMMITTEE MEETING FOR BLUE RIDGE HOA THAT WAS HELD ON 14 FEBRUARY 2024 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	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) Lize-Mari Prinsloo Uys – Prinsloo Property Management (PPM) Erna Andrews – Prinsloo Property Management (PPM)		
	<u>Verskoning / Apology</u> Geen		
4	Goedkeuring van vorige notule: 2024/01/17	Approval of previous minutes: 2024/10/17	
	Die notule, soos voorgehou, word goedgekeur met die volgende uitlatings wat deur WvdM uitgelig word en bygewerk sal word:	The minutes, as presented, is approved with the following omissions highlighted by WvdM and which will be updated:	

	1) BR009- Ongedokumenteerte struktuur 2) BR068 - Heat pump/Geyser 3) BR026 - Werf hekkie 4) PPM- Bevestig getal eiendoms agente se borde op syaadjie toegelaat word - uitstaande 5) Eienaars en Agente moet verseker dat Huurders kennis neem van Reëls, spesifiek rakende die aanhou van honde	1) BR00i9 – Undocumented structure 2) BR068 - Heat pump/Geyser 3) BR026 - Yard gate 4) PPM – Confirm how many agent signs are permitted on sidewalk – not completed 5) Owners and Agents must ensure that Tenants take note of the Rules, specifically regarding the keeping of dogs.	
5	Sake voortspruitend uit die vorige notule:	Matterse arising from previous minutes:	
	5.1 Ventilasietype	5.1 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	
	13.2 Algemeen	13.2 General	
	FCC is aan TT verskaf.	FCC were provided to TT.	
	13.9 Riglyne rakende boetes – terugvoer vanaf PPM is dat maksimum van een maand se heffing slegs van toepassing is op Deeltitel komplekse. Reëls in BR se geval moet duidelik uitspel hoe boetes toegepas sal word in gevalle waar gereeld oortree word.	13.9 Guidelines around penalties – feedback from PPM is that the maximum rule only applies to Sectional Title complexes. The Rules in the case of Blue Ridge should spell out how penalties will be managed in cases where rules are breached on a frequent basis.	
6	Versekering	Insurance	
	Geen aksie.	No action.	
7	Finansies	Finance	
	7.1 Bestuurstade	7.1 Management Statements	
	Die state, soos voorgehou, word goedgekeur. Prinsloo Property Management het 'n verkorte weergawe deurgestuurd aan die komiteede en die vergadering bevestig dat hul gemaklik is met die opsomming.	The statements, as presented, are approved. Prinsloo Property Management sent a shortened version to the committee members and the meeting confirmed that all is in order.	

		Die volledige stel bestuursstate sal maandeliks aan TT gestuur word.		The complete set of management accounts will be sent to TT monthly.	
	7.2	Bankbalanse	7.2	Bank balances	
		Lopend / Current R 51 216.37 Bou / Building R 78 215.32 Reserwe / Reserve R 992 838.60 Kleinkas / Petty Cash R7 128.65 Totaal / Total R 1 129 398.94			
	7.3	Uitstaande heffings	7.3	Outstanding levies	
		PPM bevestig dat een eienaar steeds aan Rene Harris oorhandig is vir invordering.		PPM confirms that one owner is still 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 moes word en dit word steeds 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 still in the process of finalising this.	
	8.2	Ventilasiepipe	8.2	Ventilation pipes	
		In proses		In process	LN
9		Sekuriteit		Security	
		AvH wys twee fotos van nuwe huise wat deur cctv kameras opgetel word waar mense onlangs ingetrek het en die kameras moet sodanig geblokkeer word sodat die inwoners se privaatheid beskerm word. Huis 1: Oprit moet uitgesluit word Huis 2: Nuwe huurders. Moet gestel word om steeds beweging langs heining op te tel.		AvH shows two photos of new houses which are picked up by cctv cameras where people have moved in recently and cameras should be blocked off so that the resident's privacy is ensured. House 1: Driveway must be excluded. House 2: New tenants. Camera must be set to still pick up movement along the fence.	HR
		Die elektriese konneksie boks by die ingang vir bedrading is vervang. Die kontrakteur het die kables geknip en kon nie al die kables vir die hek se motors en sensors behoorlik gekoppel kry nie en die sensors wat die hek moet stop indien daar 'n obstruksie in die opening is het dus nie behoorlik gewerk nie. Die kontrakteur wat die hek in stand hou (Wessel) is geskakel deur die elektriese kontrakteur om dit op hul onkoste te herstel. Die hek kon dus eers Maandag 14		The electrical connection box at the entrance for wiring was replaced. The contractor cut the wires and could not reconnect all the wiring for the gate motors and sensors properly and as a result the sensors that stop the gate if the opening is obstructed did not work properly. The contractor maintaining the gate (Wessel) was contacted by the electrical contractor to repair it at their expense. The gate could therefore only be repaired	

	Februarie herstel word. As 'n voorsorgmaatreël is al die inwoners via WhatsApp in kennis gestel van die risiko dat die hekke nie sal stop indien iemand in die opening stop nie..		on Monday 14 February. As a precaution all the residents were informed via WhatsApp of the risk that the gates will not stop should someone stop in the opening.		
	Kennis moet ook geneem word dat eienaars 'n afstand beheerder as ondersteuning vir die hek moet hê, veral tydens die lang ure van load shedding. Indien die krag vir lang periodes af is met fase 5 en erger, blyk dit dat die mobiele sein by Blue Ridge baie swak word soos die mobiele diensverskaffers se batterye afloop en die inskakel opsie werk dan nie behoorlik nie.		It must be noted that residents must have a remote as support for the gate, especially during the long hours of load shedding. Should the power be off for long periods with phase 5 or worse, it seems that the mobile signal at Blue Ridge gets very weak as the mobile service providers's batteries run down and the dial-in option does not work properly.		
10	Infrastruktuur		Infrastructure		
	Geen		None		
11	Instandhouding & tuine		Maintenance and gardens		
	11.1	Kennisgewingsborde	11.1	Notice boards	
		TT stel voor dat daar 'n bord aangebring moet word wat aantoon "no tailgating". Die voorstel word ondersteun en EP sal die nodige hanteer.		TT suggests that there should be a sign showing "no tailgating". The proposal is supported and EP will handle the necessary.	EP
12	Personeel		Staff		
		Killer se verlof dokumente is by TT. EP sal dit by hom kry.		Killer's leave documents are with TT. EP will get it from him.	EP
		Killer se vrou is swanger en hy sal dalk 'n paar dae af nodig hê. Besluit word geneem dat Trusteas sal help met die skuif van die vullis sakke en so voorts vir daardie paar dae.		Killer's wife is pregnant, and he might need a few days off. It is decided that Trustees will help with moving the garbage bags and so on for those few days.	All
13	Algemeen		General		
	13.1	E-pos Mnr FJ Barnard	13.1	E-mail: Mr FJ Barnard	
		Die komitee het slegs opgetree volgens die goedgekeurde bouplanne. Die feit dat die bouinspekteur 'n ander stel reëls toepas as wat op die munisipale goedgekeurde planne aangedui word is buite die HEV se beheer. Daar sal geen terugbetaling wees nie. PPM kan 'n skrywe aan hom rig in antwoord. Dit moet insluit dat huidige pype nog netjies gemaak moet word.		The committee acted only according to the approved building plans. The fact that the building inspector applies a different set of rules compared to the municipal approved building plans is out of the HOA's control. There will be no refund. PPM can write a letter to him in reply. It must include that current pipes still need to be tidied up.	PPM
	13.2	Epos Mnr Germishuizen	13.2	E-mail Mr Germishuizen	

		Die vergadering bevestig dat die Landgoed se regulasies strenger mag wees as die Munisipale regulasies. Dit mag egter nie minder streng wees nie. PPM bevestig ook hierdie posisie. Die reëls word ook jaarliks by die Ombudsman gelys. PPM sal 'n skrywe aan hom rig in hierdie verband.		The meeting confirms that the Estate's regulations may be stricter than the Municipal regulations. It can however not be less strict. PPM also confirms this understanding. The rules are also filed with the Ombudsman on an annual basis. PPM will write to him in this regard.	PPM
	13.3	Epos: Mnr van Wyk	13.3	E-mail: Mr van Wyk	
		Die komitee bevestig dat die eienaar die drein self moet verander indien nodig. PPM sal 'n skrywe in hierdie verband aan die eienaar stuur.		The committee confirms that the owner must change the drain himself. PPM will send a letter in this regard to the owner.	PPM
	13.4	Prosedure vir klagtes	13.4	Procedure for complaints	
		Die vergadering bevestig dat alle klagtes wat deur lede ingedien wil word, formeel en op skrif aan Status Mark voorgelê moet word. Hierdie is nodig om te verseker dat klagtes behoorlik op rekord is.		The meeting confirms that all complaints submitted by members must be submitted formally and in writing to Status Mark. This is necessary to ensure complaints are properly put on record.	
	13.5	Hek prosedure: Huiswerkers	13.5	Gate procedure: domestic workers	
		Die vergadering bespreek die bekommernis en klagtes aangaande die onbeheerde toegang by die hek vir huiswerkers. Die reëls is duidelik hieroor, maar baie lede volg dit nie en soms vir praktiese redes.		The meeting discussed the concern and complaints regarding the uncontrolled access for domestic workers. The rules are clear regarding this, but many residents do not follow this and sometimes for practical purposes.	PPM
		PPM sal 'n voorbeeld prosedure wat deur ander landgoedere gebruik word aan die bestuur deurstuur vir oorweging.		PPM will forward a sample procedure which is used by other estates to management for consideration.	
		Die bestuur moet ook die moontlikheid van wagte, ten minste deur die dag, oorweeg.		The management should also consider the possibility of guards, at least during the day.	
		Besluit word geneem dat klein hekkie se kode gereeld verander moet word aangesien werkers kom en gaan.		It is decided that the small gate's code should be changed on a regular basis as workers come and go.	HR
	13.6	BR044: Invordering van uitstaande heffings	13.6	BR044: progress regarding outstanding levies	
		PPM sal voortgaan met die proses.		PPM will continue with the process.	PPM

	13.7	Honde	13.7	Dogs	
		BR018 se hond hardloop in die landgoed rond sonder 'n leiband. PPM sal 'n skriftelike waarskuwing uitreik aan die eienaar. Hierdie skrywe sal ook die "picket fencing" hanteer wat nie in lyn is met die estetiese riglyne nie.		BR018's dog runs around the estate without a leash. PPM will issue a written warning to the owner. This writing will also include the picket fencing which is not in line with the aesthetic guidelines.	PPM
14	Besluite tussen vergaderings wat via Epos/WhatsApp gemaak is.		Decisions between meetings made via Email/WhatsApp		
	14.1	2024-01-22 Besluit om nog 10 vullis bins aan te koop.	14.1	2024-01-22 Decision to purchase 10 more garbage bins.	
	14.2	2024-01-22 Besluit om BR016 se aansoek vir twee hondjies goed te keur.	14.2	2024-01-22 Decision to approve BR016's application for two small dogs.	
	14.3	2024-01-22 (In prompto vergadering @ 10:00) Besluit in samewerking met BR028/029/030 om BR032 weer toe te laat om vir 3 honde aansoek te doen. Gebaseer op bogenoemde inwoners se bevestiging dat die bou van BR031 genoegsame afskeiding verskaf sodat honde nie meer 'n groot probleem is nie. Sodra een van die 3 honde doodgaan sal die toestemming terugval na die reël van slegs 2 honde.	14.3	2024-01-22 (In prompto meeting @ 10:00) Decided, in conjunction with BR028/029/030, to allow BR032 to apply for 3 dogs again. Based on the above residents' confirmation that the construction of BR031 provides sufficient separation so that dogs are no longer a major problem. Should one of the dogs die, the permission will revert to only 2 dogs as required by the rules.	
	14.4	2024-01-23 Besluit om BR032 se aansoek goed te keur.	14.4	2024-01-23 Decision to approve BR032's application.	
	14.5	2024-02-03 Besluit om BR041 se aansoek vir besoekershond goed te keur.	14.5	2024-02-03 Decided to approve BR041's visitor dog application.	
	14.6	2024-02-08 Draft Notule OK.	14.6	2024-02-08 Draft Minutes OK	
15	Privaat aangeleenthede		Private Matters		
		Nie vir publikasie.		Not for publication.	
16	Datum van volgende vergadering		Date of next meeting		
		2024/03/18		2024/03/18	
	Goedgekeur:  Datum: 2024/03/18				