

NOTULE

BLUE RIDGE HEV (101)

NOTULE VAN 'N TRUSTEE VERGADERING VAN BLUE RIDGE HEV WAT GEHOU IS OP 2024/03/18 OM 09H00 OP PERSEEL

MINUTES OF A COMMITTEE MEETING FOR BLUE RIDGE HOA THAT WAS HELD ON 2024/03/18 AT 09H00 ON SITE

1	Konstituering	Constitution	
	5 Trustees is teenwoordig, dus is daar 'n kworum.	5 Trustees are present, so there is a quorum.	
2	Verwelkoming	Welcoming	
	Voorsitter, Mnr van Huysteen verwelkom almal teenwoordig.	Chairperson, Mr van Huysteen welcomes everyone present.	
3	Teenwoordig & verskoning	Present & Apologies	
	Teenwoordig: Arrie van Huyssteen (AvH) Leon Neveling (LN) Willem van der Merwe (WvdM) Eric Potgieter (EP) Tertius Teichert via Zoom (TT) Erna Andrews (PPM) Verskonings: Hein Radley (HR) Lize-Marie Uys (PPM) Verskonings word aanvaar. AvH noem dat hy nie verwag dat Lize-Marie Uys by elke vergadering moet wees nie.	Present: Arrie van Huyssteen (AvH) Leon Neveling (LN) Willem van der Merwe (WvdM) Eric Potgieter (EP) Tertius Teichert via Zoom (TT) Erna Andrews (PPM) Apologies: Hein Radley (HR) Lize-Marie Uys (PPM) Apologies are accepted. AvH mentions that he doesn't expect Lize-Marie Uys to be at every meeting.	
4	Goedkeuring van vorige notule: 2024/02/12	Approval of previous minutes: 2024/02/12	
	Die vorige notule word aanvaar deur die komitee.	The previous minutes are accepted by the committee.	
5	Sake voortspruitend uit die vorige notule:	Matters arising from previous minutes:	

	5.1	(8.1) Planne kantoorgebou “planne by die stadsraad ingedien is. Daar was sekere wysigings wat aangebring moet word en dit word steeds deur Pro-Plan hanteer”	5.1	(8.1) Office building plans “plans have been submitted to the municipality. There were amendments to be made. and Pro-Plan is still in the process.”	WvdM
		WvdM gee terugvoer. Die planne is weer deur die munisipaliteit teruggestuur, want dit is nie deur ‘n argitek geteken nie, maar deur ‘n plan tekenaar. Proplan sal dit vandag weer inhandig.		WvdM provides feedback. The plans were again returned by the Municipality, as they were not signed by an architect, but by a plan draftsman. Proplan will resubmit it today.	
	5.2	(9) Sekuriteit Sekuriteit kameras moet verstel word.	5.2	(9) Security Security cameras must be adjusted.	HR
		Dit is gedoen.		It was done.	
	5.3	(9) Sekuriteit Terugvoer konneksieboks en sensor	5.3	(9) Security Feedback Connection box and sensor.	HR
		Dit is gedoen.		It was done	
	5.4	(11.1) Kennisgewingborde “No Tailgating”	5.4	(11.1) Information Boards “No Tailgating”	EP
		Die borde was geïnstalleer op die hekke.		Boards were installed on the gates.	
	5.5	(13.1) Skrywe Mnr Barnard	5.5	(13.1) Letter Mr Barnard	PPM
		Skrywe was gestuur.		Letter was sent.	
	5.6	(13.2) Skrywe Mnr Germishuizen	5.6	(13.2) Letter Mr Germishuizen	PPM
		Skrywe was gestuur.		Letter was sent.	
	5.7	(13.3) Skrywe Mnr Van Wyk (Mangat)	5.7	(13.3) Letter Mr Van Wyk (Manhole)	PPM
		Skrywe was gestuur.		Letter was sent.	
	5.8	(13.4) Hek prosedure Kaartstelsel vir ingang en kode verandering vir klein hekkie.	5.8	(13.4) Gate procedure Card system entrance and code change small gate	PPM HR
		PPM is besig met die voorstel. HR het die kode van die klein hekkie verander. Voorstel is gemaak dat die kode deur PPM beheer word en net aan eienaars op aansoek gegee word om rekord te hou van almal wat die kode kry.		PPM is busy with the proposal. HR did change the code of the small gate. Suggestion has been made that the code be governed by PPM and only given to owners on application to keep a record of everyone who gets the code.	
	5.9	(13.5) BR044 Invordering agterstallige heffings	5.9	(13.5) BR044 Collection outstanding levies	PPM
		PPM in samewerking met Rene Harris Prokureurs is besig met die sake.		PPM in collaboration with Rene Harris Attorneys are working on the cases	
6	Versekering		Insurance		
	Die nuwe versekering skedule was aan al die Trustees gestuur en is deur die Komitee aanvaar.		The new insurance schedule was sent to all the Trustees and is accepted by the Committee.		

7	Finansies		Finance		
	7.1	Bestuurstate	7.1	Management Statements	
		Bestuurstate was uitgestuur na al die Trustees. Almal is tevrede met die state en die bestuur van die fondse.		Management statements were sent out to all the Trustees. Everyone is satisfied with the statements and the management of funds.	
	7.2	Bankbalanse	7.2	Bank balances	
		Blue Ridge Tjek: R 69 592.25 Bou Deposito: R 86 511.11 Petty Cash: R 4 880.46 Reserwe Fonds: R 1 004 421.25		Blue Ridge Cheq: R 69 592.25 Build Deposit: R 86 511.11 Petty Cash: R 4 880.46 Reserve Fund: R1 004 421.25	
	7.3	Uitstaande heffings	7.3	Outstanding levies	
		PPM volg maandeliks op met eienaars oor agterstallige heffings. Twee eienaars is reeds oorhandig vir invordering. Een eienaar het 60 dae kennisgewing gekry.		PPM follows up monthly with owners on overdue charges. Two owners were already handed over for collection. One owner was given 60 days' notice.	
8	Argitektonies		Architectural		
	8.1	Planne kantoorgebou	8.1	Office building plans	
		Die planne is weer deur die munisipaliteit teruggestuur, want dit is nie deur 'n argitek geteken nie, maar deur 'n plan tekenaar. Proplan sal dit vandag weer inhandig.		The plans were again returned by the Municipality, as they were not signed by an architect, but by a plan draftsman. Proplan will resubmit it today.	
	8.2	Ventilasiepype	8.2	Ventilation pipes	
		Nog nie afgehandel nie. Dit blyk dat reëls nie konsekwent deur die Munisipaliteit toegepas word nie. Boukomitee is steeds besig om dit te probeer uitsorteer.		Not yet finished. It seems that rules are not consistently applied by the Municipality. Building Committee is still in the process of trying to sort this out.	
9	Sekuriteit		Security		
		Voorstel dat die CCTV kamera stelsel reg rondom die grens uitgebrei word. Dit sal as projek by die volgende begrotings vergadering aangespreek moet word.		A proposal that the CCTV camera system should be extended all around the boundary. This will need to be addressed as a project at the next budget meeting.	
10	Infrastruktuur		Infrastructure		
		Mure in die garage maak "borrels" as gevolg van vog. Die mure was al herstel en geseël. Dit lyk of water onderdeur die plante by die ingang en dan onderdeur die muur sytel wat die vog in die mure veroorsaak.		Walls in the garage "bubble" due to moisture. The walls were repaired and sealed. Water seems to seep under the plants at the entrance and then under the wall causing the moisture in the walls.	HOA
11	Instandhouding & tuine		Maintenance and gardens		
		Geen		None	
12	Personeel		Staff		
		Killer se vrou gaan moontlik kraam in die volgende week. Trustees sal help met die vullissakke op die dae wat hy nie by die werk gaan wees		Killer's wife is set to go into labour in the next week. Trustees will help with the refuse bags on the days he won't be at work.	

	nie.			
13	Algemeen	General		
13.1	Bouwerk kontrolelys	13.1	Building check list	
	PPM het 'n kontrole lys saamgestel vir die hantering van nuwe bouprojekte. LN en WvdM sal daarna kyk en terugvoer gee.		PPM has compiled a checklist for handling new building projects. LN and WvdM will peruse and provide feedback.	LN WvdM
13.2	E-pos grensmure BR057, 058, 045, 046	13.2	E-mail border walls BR057, 058, 045, 046	
	EP gee agtergrond oor die klagtes wat gelê is tydens die bouproses op BR057. Die klagtes handel oor 'n huis wat nog nie klaar gebou is nie. AvH meld dat die boukomitee nie projektebestuurders geag word nie en dat hulle slegs hul insette lewer by die finale inspeksie gebaseer op die goedgekeurde plan en estetiese reëls. As daar dan afwykings is, dan moet die bouer dit regmaak voor hul dit afteken. 'n Versoek word gemaak dat bouers in hierdie geval ook die geleentheid gegun word om klaar te bou alvorens klagtes gelê word oor hoogtes van mure, baksteenwerk ensovoorts. Die boukomitee sal sorg dat alle aspekte by die finale inspeksie deurgekyk word voor aftekening.		EP gives background on the complaints laid during the building process at BR057. The complaints are about a house that is still in process of being built. AvH states that the building committee is not deemed project managers and that they only provide their input at the final inspection based on the approved plans and aesthetic rules. Then, if there are any departures from this, the builder must fix it before they sign off. A request is made that builders in this case also be given the opportunity to finish building before complaints are laid about heights of walls, brickwork and so on. The Building Committee will ensure that all aspects are looked through at the final inspection before signing off.	LN WvdM
13.3	Spreekbeurt Mnr Germishuizen	13.3	Mr Germishuizen address	
	Mnr Germishuizen spreek die komitee toe oor die verskille tussen Munisipale boureëls en die HEV boureëls aangesien hy nie tevrede is met die oorspronklike antwoord nie. Sy versoek is dat daar gekyk word om die HEV Boureëls in lyn te bring met Munisipale bouregulasies en dit op 'n AJV te laat goedkeur deur die eienaars. Die komitee voel eenparig dat Mnr Germishuizen se argument nie water dra nie en dat alle landgoedere reëls het wat in sommige gevalle strenger is as wat die Munisipaliteite verlang. Dit is algemene praktyk en in Blue Ridge se geval word enige veranderinge aan die Boureëls in elk geval by die eerste AJV na die verandering voorgelê vir		Mr Germishuizen addresses the committee on the differences between Municipal building rules and the HOA building rules because he is not satisfied with the initial answer provided by the committee. His request is that the HOA rules be brought in line with Municipal rules and have it approved at an AGM by the owners. The committee is unanimous in the view that Mr. Germishuizen's argument has no merit and that all estates have rules that in some cases are straighter than what the Municipalities require. It is general practice and in the case of Blue Ridge all changes are in any case presented to the first AGM for approval after changes are proposed. The	HOA PPM

		goedkeuring. Die reëls word ook aan die Ombudsman voorgelê. TT stel voor dat die komitee wyer sal konsulteer en weer 'n formele antwoord aan Mnr. Germishuizen verskaf.		rules are also submitted to the Ombudsman. TT proposes that the committee will consult a bit wider and will again provide a formal answer to Mr. Germishuizen.	
	13.4	E-pos Klagte Tuinier	13.4	E-mail Complaint Gardener	
		Killer het op 'n Saterdag privaat werk gedoen by BR028 en BR030 en die dooie takke gaan gooi op BR086 se erf. EP het Killer reeds genader en hy verstaan dat hy dit nie kan doen nie. Besluit word geneem om 'n mondelingse waarskuwing te gee. EP sal reël met Coastal Gardens om die hopies hout weg te ry. AvH sal in die volgende nuusbriëf vir eienaars noem dat hul self verantwoordelik is vir die verwydering van tuin vullis en dooie takke. Dit kan nie op lê erwe gegooi word nie.		Killer did private work at BR028 and BR030 on a Saturday and threw the dead branches on BR086's yard. EP approached Killer already and he understands that he can't do it. A decision is made to give a verbal warning. EP will arrange with Coastal Gardens to drive away the piles of wood. AvH will mention to owners in the next newsletter that they themselves are responsible for removing garden garbage and dead branches. It cannot be dumped on empty erven.	EP
	13.5	Kwotasie hek motors	13.5	Quotes gate motors	
		Kwotasies was gekry vanaf Electronic Services en Forge Projects. HR het gevra dat die kwotasies gesplit word tussen die hek motors en Cell to gate opgradering. 'n Versoek sal in begroting gemaak word om motors te vervang en by AJV voorgelê word.		Quotes were obtained from Electronic Services and Forge Projects. HR asked that the quotes be split between the gate motors and cell to gate upgrade. A request will be made in the budget to replace the motors for approval at the AGM.	HR
	13.6	Cell to gate opgradering	13.6	Cell to gate upgrading	
		Kwotasies was gekry vanaf Electronic Services en Forge Projects.		Quotes were obtained from Electronic Services and Forge Projects.	HR
	13.7	Gesprek met Moquini bestuurder	13.7	Liason with Moquini Manager	
		AvH sal in gesprek tree met Moquini se bestuurder, Mnr Esterhuizen, oor die vervanging van die heining tussen die twee landgoedere.		AvH will engage with Moquini's manager, Mr Esterhuizen, about replacing the fence between the two estates.	AvH
	13.8	Brandtoerusting	13.8	Fire equipment	
		'n Voorstel word gemaak dat weer na die brandtoerusting wat ten duurste aangekoop is te kyk. Geen koper kon nog gekry word om van dit ontslae te raak nie. Dit is steeds 'n opsie om die toerusting te installeer soos oorspronklik beplan is. Daar is 12 brandslange en 4 kaste waarin dit geïnstalleer kan word		A proposal is made to relook the fire equipment that was purchased a high expense. No buyer could so far be found to take it off our hands. It is still an option to install the equipment as originally planned. There are 12 fire hoses and 4 cabinets in which they can be	HOA

		op verskillende punte by die kleppe in die Landgoed. Die komitee sal die beste manier van installasie ondersoek en besin of dit prakties is om te doen. Indien dit wel geïnstalleer sou word sal opleiding van vrywilligers ook nodig wees vir die behoorlike hantering van die brandslange, aangesien dit gevaarlik kan wees wanneer die water te vinnig vol oopgedraai word.		installed at various points at the valves in the Estate. The committee will investigate the best means of installation and decide if it will be practical to do it. Should it be installed, training of volunteers will be needed for the proper handling of the fire hoses, as this can be dangerous when the water is fully turned open too quickly.	
	13.9	Debonairs en hek skade	13.9	Debonairs and gate damage	
		'n Aflewerings voertuig van Debonairs het die hek beskadig wat weer veroorsaak het dat 'n inwoner se voertuig beskadig is. TT het kontak met beide partye gemaak en 'n oplossing voorgestel waarmee beide partye blyk tevrede te wees.		A delivery vehicle from Debonairs caused damage to the gate which in turn caused damage to a resident's vehicle. TT made contact with both parties and suggested a solution that seems to be acceptable to both parties.	TT
14	Besluite tussen vergaderings wat via Epos/WhatsApp gemaak is.		Decisions between meetings made via Email/WhatsApp		
	14.1	Versekering skedule goedgekeur	14.1	Insurance Schedule approved	
	14.2	BR075: Kontrakteur kontrak nie volledig voltooi. HEV moet ook teken.	14.2	BR075: Contractor contract not fully completed. HEV should also sign.	PPM
	14.3	BR044: Agterstallige heffing. Tweede dagvaardiging. Bespreek volgende stap.	14.3	BR044: Overdue levy. Second subpoena. Discuss next step.	
	14.4	BR007: Oorhandig vir invordering.	14.4	BR007: Hand over for collection.	
	14.5	BR065: Waarskuwing vir gedrag by hek. WvdM	14.5	BR065: Warning for behaviour at gate. WvdM	
	14.6	BR075: Waarskuwing Tailgating LN	14.6	BR075: Warning tailgating LN	
	14.7	BR039: Linda Du Plessis navraag inheemse plante	14.7	BR039: Linda Du Plessis enquiry indigenous plants	
	14.8	AJV: Datum, ouditeure, plek	14.8	AGM: Date, auditor and venue	
	14.9	14/02/2024: Kwotasie vir brandinspeksie aanvaar 15/02/2024: Kwotasie vir "no tailgating" borde aanvaar 21/02/2024: Goedkeuring vir antwoord aan kontrakteur wat skade aan sy voertuig het.	14.9	14/02/2024: Fire Inspection Quote Accepted 15/02/2024: Quote for "no tailgating" boards accepted 21/02/2024: Approval for response to contractor having damage to his vehicle.	
15	Privaat aangeleenthede		Private Matters		
		Nie vir publikasie		Not for publication	
16	Datum van volgende vergadering		Date of next meeting		

	Maandag 8 April 2024 om 08h00. Die begroting sal dan bespreek word.	Monday, April 8, 2024 at 08h00. The budget will then be discussed.	
	Goedgekeur / Approved 2024/04/08 		