

NOTULE

BLUE RIDGE HEV (101)

**NOTULE VAN 'N TRUSTEE VERGADERING VAN BLUE RIDGE HEV WAT GEHOU IS OP
2024/04/08 OM 08H00 OP PERSEEL
MINUTES OF A COMMITTEE MEETING FOR BLUE RIDGE HOA THAT WAS HELD ON
2024/04/08 AT 08H00 ON SITE**

1	Konstituering	Constitution	
	5 Trustees is teenwoordig dus is daar 'n kworum.	5 Trustees are present thus there is a quorum.	
2	Verwelkoming	Welcoming	
	AvH verwelkom almal teenwoordig.	AvH welcomes everybody 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) Lize-Mari Uys (PPM) Erna Andrews (PPM) Verskonings: Hein Radley (HR)	Present: Arrie van Huyssteen (AvH) Leon Neveling (LN) Willem van der Merwe (WvdM) Eric Potgieter (EP) Tertius Teichert via Zoom (TT) Lize-Mari Uys (PPM) Erna Andrews (PPM) Apologies: Hein Radley (HR)	
4	Goedkeuring van vorige notule: 2024/03/08	Approval of previous minutes: 2024/03/18	
	Die vorige notule word aanvaar as korrek.	The previous minutes are accepted as correct.	
5	Sake voortspruitend uit die vorige notule:	Matterse arising from previous minutes:	
5.1	(8.1) Planne kantoorgebou Planne is by die stadsraad ingedien. 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 certain amendments to be made and Pro-Plan is handling it.	WvdM

		Opgedateerde planne is ingedien by die Munisipaliteit en die uitslag word afgewag.		Updated plans have been submitted to the Municipality and the outcome is awaited.	
	5.2	(8.2) Ventilasiiepype "Nog nie afgehandel"		(8.2) Ventilation pipes Not yet finalized	WvdM
		Daar is nog steeds nie standaard uitvoering van bepalings in die Mosselbaai omgewing ten opsigte van die installering van die pype nie. Installasies blyk in ander areas goedgekeur te word terwyl die munisipaliteit dit in Blue Ridge afkeur. Dit veroorsaak konflik en ongelukkigheid aangesien dit esteties nie goed lyk nie. Dit moet met die munisipaliteit uitgeklaar word. 'n Vergadering sal gereël word deur die Trustees met die hoof van die bou afdeling.		There is still no standard execution by the Municipality in the Mossel Bay area regarding the installation of the pipes. Installations seem to be approved in other areas, but the municipality does not want to approve it in Blue Ridge. This causes conflict and unhappiness as it does not look good aesthetically. This needs to be clarified with the municipality. A meeting will be arranged by the Trustees with the chief of the building department.	
	5.3	(10) Vog in garage mure		(10) Damp in garage walls	HOA
		Dit bly 'n probleem. Killer se vertrek het ook nou skade agv klammigheid. Die Komitee sal ondersoek instel na 'n moontlike produk om op die mure te verf, soos Procox. 'n Voorstel word gemaak dat syferpype aangelê word om die water van die fondasie af weg te voer. 'n Kwotasie kan van Gert Beukes verkry word.		This remains a problem. Killer's room also now has damage as a result of damp. The Committee will investigate a possible product to paint on the walls, such as Procox. A proposal is made that syphon pipes be laid to carry the water away from the foundation. A quote can be obtained from Gert Beukes.	
	5.4	(13.3) Mnr. Germishuizen		(13.3) Mr. Germishuizen	
		TT is steeds besig met verdere konsultasies en beplan ook om 'n sessie met die Munisipaliteit te hê voor 'n formele antwoord aan Mnr. Germishuizen gestuur word.		TT is still busy with further consultations and is also planning to have a session with the Municipality before a formal answer is provided to Mr. Germishuizen.	TT
	5.5	(13.4) Klagte Kila Mondelingse waarskuwing en Nuusbriëf		(13.4) Complaint Kila Verbal Warning and Newsletter	EP AvH
		Die waarskuwing en nuusbriëf is gedoen.		The warning and newsletter were done.	
	5.6	(13.5) Kwotasie hekmotors		(13.5) Quotation Gate Motors	HR
		Kwotasies is verkry en word by die volgende begroting ingesluit.		Quotes have been obtained and are included in the next budget.	
	5.7	(13.6) Cell to gate opgradering		(13.6) Cell to gate upgrading	HR
		Kwotasies is verkry en word by die volgende begroting ingesluit.		Quotes have been obtained and are included in the next budget.	
	5.8	(13.7) Gesprek met Moquini rakende grensheining		(13.7) Talks with Moquini regarding boundary fence	AvH

		AvH het met Moquini se bestuur in gesprek getree. Hulle is bereid om die helfte te betaal, maar slegs gelykstaande aan die helfte van die wildheining wat hulle laat opsit rondom die res van hulle landgoed. 40 % van hul grens is nog nie omhein nie en dit is hul eerste prioriteit. 'n Wildheining is 'n fraksie van die prys van byvoorbeeld Clearvu. AvH sal e-pos aan Moquini stuur om die gesprek op rekord te plaas. 'n Voorstel word gemaak dat die begroting in plek gehou word vir die eerste fase van die heining soos oorspronklik beplan, maar dat meer koste effektiewe opsies ook ondersoek moet word.		AvH engaged with Moquini's management. They are willing to pay half, but only equivalent to half the game fence that they are erecting around the rest of their estate. 40% of their border has not yet been fenced and this is their first priority. A game fence is a fraction of the price of for instance Clearvu. AvH will send email to Moquini to put the conversation on record. A suggestion is made that the budget be kept in place for the first phase of the fence as originally planned, but that more cost-effective options should also be investigated.	
	5.9	(13.8) Brand toerusting		(13.8) Fire Equipment	HOA
		Daar is blykbaar planne by Proplan wat strukture insluit vir die brand toerusting. EP sal met hulle opvolg. 'n Voorstel word gemaak dat 'n trollie aangekoop word waarop die toerusting gemonteer kan word en sodoende vinnig rondgeskuif kan word, eerder as om groot strukture by die brandkrane te bou. Daar sal ook opleiding gegee moet word in die hantering van die toerusting.		There are apparently plans at Proplan that include structures for the fire equipment. EP will follow up with them. A suggestion is made that a trolley be purchased on which the equipment can be installed and moved around quickly, rather than erecting large structures next to the fire hydrants. Training will also have to be given in handling the equipment.	
	5.10	(13.9) Terugvoer Debonnairs / hek skade.		(13.9) Feedback Debonnairs / gate damage.	TT
		Dit is afgehandel.		It was dealt with.	
6	Versekering		Insurance		
	Niks om te rapporteer.		Nothing to report.		
7	Finansies		Finance		
	7.1	Bestuurstase	7.1	Management Statements	
		Bestuurstase is nagegaan en bespreek. Die AJV betaling van R650 vir Doxa Deo huur was verkeerdelik onder "sekuriteit" geplaas. PPM om reg te stel.		Management statements were reviewed and discussed. The AGM payment of R650 for Doxa Deo rental was wrongly placed under "security". PPM to correct.	
	7.2	Bankbalanse	7.2	Bank balances	
		BR Tjek: R 107 716.55 Bou Deposito: R 72 000.61 Petty Cash: R 4649.11 Reserwe Fonds: R1 016 517.21 TOTAAL R1 200 883.48		BR Current: R 107 716.55 Build Deposit: R 72 000.61 Petty Cash: R 4649.11 Reserve Fund: R1 016 517.21 TOTAL R1 200 883.48	

	7.3	Uitstaande heffings	7.3	Outstanding levies	
		PPM volg dit gereeld op. Na 90 dae uitstaande word rekeninge oorhandig vir invordering.		PPM follows this up regularly. After 90 days outstanding, accounts are handed over for collection.	
8	Argitektonies		Architectural		
	8.1	Planne kantoorgebou	8.1	Office building plans	
		Sien 5.1 <i>supra</i> .		See 5.1 <i>supra</i> .	
	8.2	Ventilasiepype	8.2	Ventilation pipes	
		Sien 5.2 <i>supra</i> .		See 5.2 <i>supra</i> .	
	8.3	Bou -afsluiting & Toilette	8.3	Building – close down and toilets	
		Kan afgehaal word van staande agenda.		Can be removed from standing agenda.	
9	Sekuriteit		Security		
		Niks om te rapporteer. Sien ook 13.1 <i>infra</i> .		Nothing to report. Also see 13.1 <i>infra</i> .	
10	Infrastruktuur		Infrastructure		
		Niks om te rapporteer.		Nothing to report.	
11	Instandhouding & tuine		Maintenance and gardens		
		Niks om te rapporteer.		Nothing to report.	
12	Personeel		Staff		
		Kila se werkspermit het weer in Februarie 2024 verval. Hy moet 'n nuwe een voorlê so gou as moontlik. EP om met hom op te neem.		Kila's work permit expired again in February 2024. He must present a new one as soon as possible. EP to record with him.	EP
13	Nuwe sake		New Matters		
	13.1	Mnr. Bester spreek komitee toe	13.1	Mr. Bester address Committee	
		Mnr Bester spreek die komitee toe oor sekuriteitsrisiko's en bekommernisse. Die gesprek sluit die volgende aspekte in: - Die verhoging in misdaadstatistiek en die oorsake daarvan. - Die bewaring van persoonlike inligting ingevolge die POPI wetgewing. - Toegangsbeheer. 24/7 hekwagte. - Posisie tov die oostelike en westelike grense.		Mr Bester addresses the committee on security risks and concerns. The conversation includes the following aspects: - The increase in crime statistics and the causes thereof. - The storing of personal information in terms of the POPI legislation. - Access control. 24/7 gate guards. - Position ito the eastern and western borders.	

		• Elke eienaar se verantwoordelikheid tov sy eie en bure se veiligheid. • Groen stroke en die risiko verbonde. • Deure van huise langs grensmure wat altyd oopstaan. • Risiko rondom huiswerkers wat rondstap in die Land-goed • Risiko tov huurders en hul intensies. • Monitering van die kameras. • Die beheer oor “remotes” vir die hekke. Die komitee noem dat daar ‘n voorstel op die tafel is vir beter toegangsbeheer tov huiswerkers. Dit sal op die AJV en daarna met die eienaars gekommunikeer word en behels ID kaarte vir al die werkers. Al die kameras word 24/7 gemoniteer. Daar moet in ag geneem word dat Blue Ridge nie as ‘n hoë sekuriteit landgoed geag kan word nie en inwoners is ten alle tye verantwoordelik vir sekuriteit by individuele wonings. Goeie buurmanskap sal altyd die beste sekuriteit strategie wees.		• Each owner's responsibility to his own and neighbours' safety. • Green strips and the risk involved. • Doors of houses along boundary fences that always stand open. • Risk of domestic workers walking around the Estate. • Risk to tenants and their intentions. • Monitoring of the cameras. • The control over remotes for the gates. The committee mentioned that there is a proposal on the table for better access control to domestic workers. This will be communicated with the owners at the AGM and thereafter and involves ID cards for all the workers. All the cameras are monitored 24/7. It should be taken into account that Blue Ridge cannot be regarded as a high security estate, and residents are at all times responsible for security at individual residences. Good neighbourliness will always be the best security strategy.	
	13.2	Kaart identifikasie stelsel	13.2	Card Identification System	
		PPM lê drie opsies voor. Die opsie met Polisieklaring word voorgestel om aanvaar te word en die komitee sal daaroor besin. Die proses sal in die tussentyd in die Huisreëls opgeneem word vir goedkeuring by die AJV. Kila moet ook ‘n ID-kaart kry.		PPM presents three options. The option with Police Clearance is proposed to be accepted, and the committee will consider it. The process will in the meantime be incorporated into the House Rules for approval at the AGM. Kila must also get an ID card.	
	13.3	AJV 8 Mei 2024	13.3	AGM 8 May 2024	
		Doxa Deo is bespreek vir 8 Mei 2024. Die kennisgewing van die AJV, insluitend die agenda en ander dokumentasie moet op Maandag 15 April 2024 aan eienaars uitgestuur word. Alle ondersteunende dokumentasie moet by PPM wees op Vrydag 12 April 2024.		Doxa Deo has been booked for May 8, 2024. The notice of AGM, including the agenda and other documentation should be sent out to owners on Monday, April 15, 2024. All supporting documents must be at PPM on Friday 12 April 2024.	

	13.4	Waterdruk	13.4	Water pressure	WvdM
		Daar is tans 'n probleem met waterdruk in BR. WvdM het die munisipaliteit daar gehad om te toets. Huise oorkant die pad kry 5 bar en in BR so min as 2.1 bar. Munisipaliteit wil nie kostes aangaan om dit reg te stel nie. 'n Skrywe moet aan die Munisipaliteit gerig word om met oplossings vorendag te kom. Alhoewel BR 'n privaat landgoed is, betaal elke eienaar vir watervoorsiening.		There is currently a problem with water pressure in the BR. WvdM had the municipality there to test it. Houses across the road get 5 bar and in BR as little as 2.1 bar. Municipality does not want to incur costs to fix the problem. A letter should be addressed to the Municipality to come up with solutions. Although BR is a private estate, every owner pays for water supply.	
	14	Besluite tussen vergaderings wat via Epos/WhatsApp gemaak is.		Decisions between meetings made via Email/WhatsApp	
		Geen addisionele besluite was geneem nie.		No additional decisions were recorded.	
	15	Privaat aangeleenthede		Private Matters	
		Nie vir publikasie		Not for publication	
	16	Datum van volgende vergadering		Date of next meeting	
		Die volgende vergadering is die AJV op 8 Mei 2024. 'n Volgende Trustee vergadering word geskeduleer vir direk na die AJV.		The next meeting is the AGM on 8 May 2024. A next Trustee meeting is scheduled directly after the AGM.	
	Goedgekeur / Approved 08/05/2024 				