

NOTULE

BLUE RIDGE HEV (101)

NOTULE VAN 'N TRUSTEE VERGADERING VAN BLUE RIDGE HEV WAT GEHOU IS OP 2024/05/08 NA DIE AJV BY DOXA DEO KERKSAAL

MINUTES OF A COMMITTEE MEETING FOR BLUE RIDGE HOA THAT WAS HELD ON 2024/05/08 AFTER THE AGM AT DOXA DEO CHURCH HALL

1	Konstituering	Constitution	
	Al die Trustees is teenwoordig, dus is daar 'n kworum.	All the Trustees are present and there is a quorum.	
2	Verwelkoming	Welcoming	
	AvH heet almal welkom by die vergadering. Spesiale welkom word gegee aan die nuwe Trustee Mnr Pieter Boshoff. Volgens die grondwet moet die eerste komitee vergadering binne 15 werksdae na die AJV plaasvind en aangesien van die lede uitstendig gaan wees is besluit om die komitee vergadering direk na die AJV te hou.	AvH welcomes everyone to the meeting. Special welcome is given to the new Trustee Mr Pieter Boshoff. The constitution requires the first committee meeting to take place within 15 business days after the AGM and due to some committee members planning to be out of town, it was decided to hold the committee meeting directly after the AGM.	
3	Teenwoordig & verskoning	Present & Apologies	
	Arrie van Huyssteen (AvH) Tertius Teichert (TT) Willem van der Merwe (WvdM) Leon Neveling (LN) Hein Radley (HR) Eric Potgieter (EP) Pieter Boshoff (PB) Lize-Mari Uys (PPM) Erna Andrews (PPM)	Arrie van Huyssteen (AvH) Tertius Teichert (TT) Willem van der Merwe (WvdM) Leon Neveling (LN) Hein Radley (HR) Eric Potgieter (EP) Pieter Boshoff (PB) Lize-Mari Uys (PPM) Erna Andrews (PPM)	
4	Goedkeuring van vorige notule:	Approval of previous minutes:	

	2024/04/08	2024/04/08	
	Die vorige notule word goedgekeur.	The previous minutes are approved.	
5	Sake voortspruitend uit die vorige notule:	Matters arising from previous minutes:	
	Geen dringende aangeleenthede en die vergadering besluit dat dit kan oorstaan tot die volgende vergadering. Enigste punt vir bespreking is 5.4, die skrywes van Mnr Germishuizen. TT was saam met PPM by die Munisipaliteit om verdere duidelikheid te kry oor die aangeleentheid. TT is besig met die opstel van 'n formele antwoord. Hy gaan in persoon met Mnr Germishuizen gesels en sal dan dit per e-pos op rekord te plaas. TT versoek 'n inligtingsessie vanaf 'n kundige op die gebied van HEVs. Daar moet ook 'n regsposisie dokument opgestel word vir die Komitee. PPM sal kwotasies kry.	No urgent matters and the meeting decide that it can stand over until the next meeting. Only point for discussion is 5.4, the letters of Mr Germishuizen. TT was at the Municipality with PPM to get further clarity on the matter. TT is in the process of drafting a formal response. He is going to give feedback to Mr Germishuizen in person and will then put it on record via email as well. TT requests a briefing from an expert in the field of HOAs. A legal position document must also be prepared for the Committee. PPM will get quotes.	TT PPM
6	Versekering	Insurance	
	Geen nuwe eise	No new claims	
7	Finansies	Finance	
7.1	Bestuurstate	7.1 Management Statements	
	Die bestuurstate was gesirkuleer en word goedgekeur. PPM moet kyk na die maandelikse bedrae op die opsommings blad waar daar slegs vir een of twee maande items begroot is sodat dit nie voorkom asof daar oorspandeer is nie.	The management statements have been circulated and are approved. PPM should look at the monthly amounts on the summary page where there has been budgeted for items for only one or two months so that it does not appear that there was over expenditure.	PPM
7.2	Bankbalanse	7.2 Bank balances	
	Tjek Rekening: R 92 530.68 Bou Deposito: R 66 427.97 Kleinkas: R 4 380.41 <u>Reserwe Fonds: R 1 023 451.99</u> Totaal : R 1 186 791.05	Cheque account: R 92 530.68 Build Deposit: R 66 427.97 Petty Cash: R 4 380.41 <u>Reserve Fund: R 1 023 451.99</u> Total: R 1 186 791.05	
7.3	Uitstaande heffings	7.3 Outstanding levies	

		Daar is 5 eienaars wat agterstallig is met heffings waarvan 2 oorhandig is vir invordering. PPM volg maandeliks op.		There are 5 owners who are in arrears with levies of which 2 have been handed over for collection. PPM follows up monthly.	
8	Argitektonies		Architectural		
	8.1	Planne kantoorgebou	8.1	Office building plans	
		Die finale plan fooi is betaal aan die munisipaliteit.		The final plan fee has been paid to the Municipality.	
	8.2	Ventilasiepype	8.2	Ventilation pipes	
		Geen nuwe terugvoer		No new feedback	
9	Sekuriteit		Security		
		PPM rapporteer dat daar gedurende die voorafgaande week weer eienaars gebel het oor die uitgaande hek wat nie wil oopgaan as dit oop gebel word nie. Aangesien die projek om dit op te gradeer by die AJV goedgekeur is kan HR voortgaan met die opgradering van die "cell-to-gate" sisteem asook die hek motors.		PPM reports that owners were again calling in during the previous week about the outgoing gate not wanting to open when it is dialled to open. The project to upgrade it was approved at the AGM and HR can proceed with the upgrading of the "cell-to-gate" system and the gate motors as well.	HR
10	Infrastruktuur		Infrastructure		
		EP noem dat daar gekyk sal moet word na installasie van 'n nuwe fondasie spoor vir die hekke as gevolg van die swaar voertuie wat in en uit ry voordat die nuwe hek motors geïnstalleer word. EP en HR sal kwotasies aanvra.		EP mentions that consideration will have to be given to the installation of a new foundation and track as a result of the heavy vehicles driving in and out before the new gate motors are installed. EP and HR will request quotes.	EP HR
		Geen voertuie mag meer in die garage parkeer nie. Dit word nou op die bouplanne geklassifiseer as 'n stoor wat herwinbare stowwe stoor. Dit mag 'n brandgevaar inhou rondom voertuie.		No more vehicles are allowed to park in the garage. It is now classified as a storage room on the building plans that stores recyclables. This may pose a fire hazard around vehicles.	
11	Instandhouding & tuine		Maintenance and gardens		
	11.1	Kennisgewingborde	11.2	Notice boards	

		Geen		None	
12	Personeel		Staff		
	Killer het nog nie sy nuwe werkspermit ingehandig nie. EP sal dit met hom weer opneem.		Killer hasn't handed in his new work permit yet. EP will take it up with him again.		EP
13	Nuwe sake		New Matters		
	13.1	AJV Nabetragting	13.1	AGM Postmortem	
		Die komitee voel dat die AJV oor die algemeen goed afgeloop het. <u>Gedragreëls:</u> Daar is die laaste tyd by 2 huise in Moquini ingebreek. Dit klink asof interne inligting uitgelek was, want die inbrekers het geweet waar die kameras is en hoe om die alarms te omseil. Dit bevestig weereens die belangrikheid dat almal weet wie in die kompleks toegelaat word, veral indien hulle sonder toesig rondbeweeg. Die nuwe Gedragreëls is nou goedgekeur. PPM word versoek om voorbeeld te stuur van aansoekvorm om huiswerkers te registreer. Die komitee besluit dat polisieklaring nodig is soos ook verlang deur die meeste van die ander komplekse waar PPM betrokke is. Kontrakteurs sal ook ID kaarte moet dra soos reeds in die Bouers Kontrak vereis word. Huidige projekte kan klaar maak soos op die oomblik, maar nuwe kontrakteurs moet inval by die proses vanaf 1 Junie 2024. <u>Moquini Heining:</u> Die kwessie rondom die heining sal aangespreek word in die volgende paar maande sodra terugvoer vanaf Moquini verkry word. Kommunikasie sal aan eienaars gestuur word vir insette voordat enige finale besluit geneem word.		The committee feels that the AGM generally went well. <u>Conduct Rules:</u> 2 houses were broken into in Moquini recently. It sounds like inside information was leaked out, because the burglars knew where the cameras were and how to bypass the alarms. It confirms once again the importance to know who are allowed into the complex, especially if they want to move around without supervision. The new Rules of Conduct have now been approved. PPM is requested to send an example application form to register domestic workers. The committee decides that police clearance will also be necessary as is required by most other complexes where PPM is involved. Contractors will also need to wear ID cards as is already required in the Builder's Contract. Current projects can finish as is, but new contractors must follow the process from 1 June 2024. <u>Moquini Fence:</u> The issue around the fence will be addressed in the next few months as soon as feedback is received from Moquini. Communication will be sent to owners for their input before any final decisions are made.	PPM

	13.2	Nuwe Trustees	13.2	New Trustees	
		Die formele posisies soos deur die grondwet vereis word bespreek en die algemene gevoel is dat dit moet bly soos dit op die oomblik is aangesien dit goed funksioneer. Die portfeuljes sal op die volgende vergadering bespreek word waar Pieter Boshoff dan ook formeel by 'n portefeulje ingesluit sal word. Voorsitter: Arrie van Huyssteen Voorgestel: Tertius Teichert Gesekondeer: Eric Potgieter Tesourier: Tertius Teichert Voorgestel: Arrie van Huyssteen Gesekondeer: Leon Neveling Sekretaris: Arrie van Huyssteen Voorgestel: Leon Neveling Gesekondeer: Willem van der Merwe AvH kan enige van die Trustees vra om met die pligte van sekretaris uit te help indien dit sou nodig wees.		The formal positions as required by the constitution are discussed and the general feeling is that the formal positions should stay as is since it is functioning well. The portfolios will be discussed at the next meeting where Pieter Boshoff will be allocated to a portfolio as well. Chairman: Arrie van Huyssteen Proposed: Tertius Teichert Seconded: Eric Potgieter Treasurer: Tertius Teichert Proposed: Arrie van Huyssteen Seconded: Leon Neveling Secretary: Arrie van Huyssteen Proposed: Leon Neveling Seconded: Willem van der Merwe AvH may ask any of the Trustees to assist with the duties of Secretary should the need arise.	
14	Besluite tussen vergaderings wat via Epos/WhatsApp gemaak is.		Decisions between meetings made via Email/WhatsApp		
	18/04/2024: Betaling van ekstra fooi vir goedkeuring van planne. Tarief is R141 (3 x standaard tarief) as gevolg van "soos gebou" boetes.		18/04/2024: Payment of extra fee for approval of plans. Tariff is R141 (3 x standard tariff) due to "as built" penalties.		
15	Privaat aangeleenthede		Private Matters		
	Nie vir publikasie		Not for publication		
16	Datum van volgende vergadering		Date of next meeting		
	Die volgende vergadering sal plaasvind op 5 ^{de} Junie 2024 om 09:00.		The next meeting will take place on 5 th of June 2024 at 09:00.		
	Goedgekeur: Datum: 2024-06-05				