

NOTULE/MINUTES

BLUE RIDGE HEV (101)

**NOTULE VAN 'N TRUSTEE VERGADERING VAN BLUE RIDGE HEV WAT GEHOUD IS OP
2024/07/10 OM 09H00 OP PERSEEL**

**MINUTES OF A COMMITTEE MEETING FOR BLUE RIDGE HOA THAT WAS HELD ON
2024/07/10 AT 09H00 ON SITE**

1	Konstituering	Constitution	
	Daar is 'n 100% bywoning, dus is die vergadering gekonstitueer en kan voortgaan.	There is a 100% attendance, so the meeting is constituted and can continue.	
2	Verwelkoming	Welcoming	
	Mnr Arrie van Huyssteen heet almal welkom en open die vergadering.	Mr Arrie van Huyssteen welcomes everyone and opens the meeting.	
3	Teenwoordig & verskoning	Present & Apologies	
	Arrie van Huyssteen (AvH) Tertius Teichert (TT) Pieter Boshoff (PB) Willem van der Merwe (WvdM) Leon Neveling (LN) Hein Radley (HR) Eric Potgieter (EP) Erna Andrews (PPM) Gasspreker: Kobus van der Mescht (Brandweer) kvandermescht@mosselbay.gov.za 044 6065121	Arrie van Huyssteen (AvH) Tertius Teichert (TT) Pieter Boshoff (PB) Willem van der Merwe (WvdM) Leon Neveling (LN) Hein Radley (HR) Eric Potgieter (EP) Erna Andrews (PPM) Guest speaker: Kobus van der Mescht (Fire Department) kvandermescht@mosselbay.gov.za 044 6065121	
4	Goedkeuring van vorige notule: 2024/06/05 en sake voortspruitend	Approval of previous minutes: 2024/06/05	
	Die notule van die vorige vergadering word eenparig goedgekeur.	The minutes of the previous meeting are unanimously approved.	
4.1	Heining - Moquini (5.5)	Fence - Moquini (5.5)	
	AvH gee terugvoer. Van die laaste e-pos af waarin AvH die Komitee se misnoeë uitgespreek het oor die	AvH gives feedback. From the last email in which AvH expressed the Committee's displeasure with	AvH TT

		antwoord van Moquini waarin hulle nie bereid is om selfs vir iets in die toekoms te verbind nie, is geen reaksie ontvang nie. Die Komitee wag vir 'n informele regsopinie met betrekking tot Bure reg. 'n Besluit word geneem dat die skrywes van Moquini met al die eienaars gedeel moet word. Op hierdie stadium is die heining 'n veiligheids- sowel as 'n sekuriteitsrisiko en dit kan selfs lei tot beserings as die heining sou omval.		Moquini's unwillingness to even commit anything for future reference in their response, no further response was received. The Committee is awaiting an informal legal opinion relating to Neighbours' Law. A decision is taken that the answer of Moquini should be shared with all the owners. At this point, the fence is a safety and security risk, and it could even lead to injuries should the fence fall over.	
		To Excom: Blue Ridge Home Owners Association (Blue Ridge) We refer to your email sent to Moquini Home Owners Association (Moquini) on 5 May 2024 referring to the fence between Moquini and Blue Ridge. As indicated in your email, the fence between Moquini and Blue Ridge is not the highest priority for Moquini at this time as other fences are in a worse state and Moquini still has about 40% of our perimeter not being fenced at all. Moquini is currently focusing on replacing, upgrading and placing fences in other higher risk areas. Moquini is currently not in a financial position to contribute to said fence at this stage nor is the replacement thereof crucial. Even though this may change within a year or two, Moquini is not in a position to give a further commitment at this stage. Blue Ridge is not entitled to remove and/or work on the existing fence and is hereby requested to not remove or do any work on our existing fence without prior written agreement of Moquini. We thank you for your understanding and are looking forward to continuing to work with you in acting in the best interest of our respective members and caring for our estates. Warm regards Excom Moquini HOA			
	4.2	Kaart Identifikasiestelsel (5.6)		Card Identification System (5.6)	
		Omtrent 11 kaarte is reeds uitgegee. 'n Skrywe moet aan alle eienaars gestuur word dat 'n boete dadelik uitgereik sal word as huiswerkers sonder 'n ID Kaart op die Landgoed rondloop.		About 11 cards were issued already. A letter must be sent to all owners that a fine will be issued immediately if domestic workers walk around the Estate without an ID card.	AvH PPM
	4.3	Hek Opgradering (5.7)		Gate Upgrade (5.7)	
		Die opgradering van die hek is amper		The upgrade of the gate is almost	PB

		afgehandel. Die programmering van die afstandbeheerders vind tans plaas. Daar mag ook net 'n maksimum van 4 nommers per huis op die Cell-to-Gate stelsel gelaai word. PB noem dat daar 'n probleem met die huidige hek is. Dit is skeef van al die gebruik, slytasie en stampe. Daar was ook 'n insident waar 'n frats wind die hek van die spoor afgewaaie het terwyl dit toegegaan het en dit amper op 'n motor geval het. Die komitee is dit eens dat die hekke gouer as wat oorspronklik beplan is vervang moet word en die nuwe hek moet ook die wind lading in die ontwerp in aanmerking neem. PB sal 3 kwotasies kry.		completed. The programming of the remote controls is currently taking place. A maximum of only 4 numbers per house may be loaded onto the Cell-to-Gate system. PB mentions that there is a problem with the current gate. It's skew from use, wear and tear and all the bumps over the years. There was also an incident where a freak wind blew the gate off the rail while it was closing, and it almost fell on a car. The committee agrees that the gates need to be replaced earlier than was anticipated and any new gate should minimise wind load as well as part of the design. PB will get 3 quotes.	
	4.4	Waterdruk (5.8)		Water pressure (5.8)	
		WvdM gee terugvoer en agtergrond. Die Munisipaliteit het druk kom meet en dit is aan die lae kant van die spektrum. Daar is 'n versoek gerig om skriftelike terugvoer te gee, maar dit is nog nie ontvang nie en hul antwoord nie die navrae nie. Mnr Kobus van Der Mescht onderneem om iemand van sy kant af te stuur om die Brandkrane se druk te kom meet. Die Komitee sal dan enige afwyking opneem met John Fitzgerald of Eric Louw wie in beheer van die afdeling is.		WvdM gives feedback and background. The Municipality came to measure the pressure and it is on the low side of the spectrum. A request has been made for them to give written feedback, but it has not yet been received and they do not reply to the queries. Mr Kobus van Der Mescht undertakes to send someone from his side to come and measure the Fire Taps' pressure. The Committee will then take any deviation up with John Fitzgerald or Eric Louw who is in charge of the division.	WvdM PPM
	4.5	"Alerts" op kameras (9)		"Alerts" on cameras (9)	
		Die probleem is nog nie opgelos nie. HR sal dit met DBS opvolg. Na aanleiding van die onwilligheid van Moquini om op die oomblik by te dra tot die vervanging van die heining het die komitee 'n kwotasie aangevra om die Westelike en Suidelike grens ook met CCTV kameras te beveilig as 'n alternatief in die kort termyn. Wimotion het R218 000.00 gekwoteer (10 kameras en 2 addisionele pale). Daar is nie direkte lyn van sig vanaf die paal in die Suidwestelike hoek nie en dus sal optiese vesel aangelê moet word om met die beheerkamer te konnekteer. Die kwotasie sluit 'n		The problem has not yet been resolved. HR will follow that up with DBS. As a result of the unwillingness of Moquini at the moment to share the cost of replacing the fence, the committee requested a quote to extend the CCTV cameras to the Western and Southern boundaries as well as an alternative in the short term. WiMation quoted R218 000.00 (10 cameras and 2 additional poles). There is no line of sight from the pole in the South-Western corner and we will have to install fibre optic cable to connect to the control room. The quote excludes an	HR

		elektrisiën en die grawe van slote en gate uit. Die opsie sal eers formeel aan Lede voorgelê word en die besluit sal d.m.v. 'n E-stemming bevestig moet word aangesien dit nie deel uitmaak van die goedgekeurde begroting vir die huidige finansiële jaar nie.		electrician and the digging of ditches and holes. This option will first be presented to Members formally and a decision will have to be confirmed via E-voting due to the fact that it does not form part of the approved budget for the current financial year.	
	4.6	Gladde trappe (10)		Slippery stairs (10)	
		Dit is afgehandel en lyk baie netjies. EP word bedank daarvoor.		It is completed and it looks very neat. EP is thanked.	EP
	4.7	LP Gas vyf jaar inspeksie (13.1)		LP Gas five-year inspection (13.1)	
		Dit is nie 'n vereiste nie. Sien punt 13.4 <i>infra</i> .		This is not a requirement. See point 13.4 <i>infra</i> .	
	4.8	Verf van huise (13.2)		Painting houses (13.2)	
		HR handig 'n lys in van erwe wat onderhoud en verf kort. HR en Killa het ook 'n lys saamgestel van munisipale dienspunte wat met die oog gesien kan word by oop erwe. Waar dit nie sigbaar is nie moet bouers bewus gemaak word met erf inspeksie en net dieper grawe om dit op te spoor.		HR submits a list of plots that needs maintenance and paint. HR and Killa have also compiled a list of municipal service points that can be identified at open lots. Where it's not visible, builders must be notified during erf inspection and just have to dig deeper to locate it.	All
5	Bevestiging van Agenda/Nuwe sake		Confirmation of Agenda/ Additional Matters		
	Die Agenda word bevestig en nuwe sake gelys vir bespreking onder punt 13.		The Agenda is confirmed and new points listed for discussion under point 13.		
6	Versekering		Insurance		
	Geen nuwe eise is ingedien nie.		No new claims have been submitted.		
7	Finansies		Finance		
	7.1	Bestuurstate	7.1	Management Statements	
		Bestuurstate is versprei aan al die Trustees en word as korrek aanvaar.		Management statements are distributed to all the Trustees and are accepted as correct.	
	7.2	Bankbalanse	7.2	Bank balances	
		Tjek: R 69 879.25 Reserwe: R 1 076 892.47 Boudeposito: R 66 411.85 Kleinkas: R 1 160.79 Totaal: R 1 214 344.36		Check: R 69 879.25 Reserve: R 1 076 892.47 Building deposit: R 66 411.85 Petty Cash: R 1 160.79 Total: R 1 214 344.36	
	7.3	Uitstaande heffings	7.3	Outstanding levies	
		Daar is 6 eienaars met agterstallige		There are 6 owners with overdue	

		heffings waarvan twee problematies is. Hulle word tans aangespreek deur Rene Harris Prokureurs.		levies, two of which are problematic. They are currently being addressed by Rene Harris Attorneys.	
8	Argitektonies		Architectural		
	8.1	Planne kantoorgebou	8.1	Office building plans	
		Munisipale Inspeksie word binnekort gedoen.		Municipal Inspection will be done shortly.	
	8.2	Ventilasie pype	8.2	Ventilation pipes	
		Afgehandel		Completed	
9	Sekuriteit		Security		
		'n Besluit word geneem om die kode van die klein hekkie weer te verander. Eienaars moet aansoek by PPM doen om dit te kry indien benodig om beter beheer te verseker.		A decision is made to change the code of the small hurdle again. Owners must apply to PPM to get the code if needed to ensure better control.	
10	Infrastruktuur		Infrastructure		
		Niks om te bespreek.		None to discuss.	
11	Instandhouding & tuine		Maintenance and gardens		
		Niks om te bespreek.		None to discuss.	
12	Personeel		Staff		
		Killa se aansoek om 'n werkspermit is steeds hangend. Hy sal gevra word om die oorspronklike epos wat dit bevestig vanaf die Departement te verkry.		Killa's application for a work permit is still pending. He will be requested to source the original email from the Department confirming this.	EP
13	Nuwe sake		New Matters		
	13.1	Reaksie op Cell-to-Gate nommers	13.1	Reaction on Cell-to-Gate	
		PPM rapporteer dat nog net 43 e-posse ontvang is om nommers te verifieer. Komitee neem besluit dat die nommers wat nie geverifieer is nie nou verwyder sal word van die stelsel. Genoeg kommunikasie is uitgestuur en tyd is gegee vir die oorskakeling.		PPM reports only 43 more emails have been received to verify numbers. Committee decides that the old-gate numbers will now be removed from the system. Enough communication was sent and time given for the switch.	HR PPM
	13.2	Klimraam vir kinders	13.2	Jungle Gym for kids	
		'n Versoek is ontvang vanaf 'n huurder dat 'n klimraam opgerig word vir kinders. Alhoewel dit na 'n oulike voorstel lyk, is daar net oor vakansietye baie kinders op die terrein. Aanspreeklikheid indien kinders		A request was received from a tenant that a jungle gym be erected for children. While this seems like a good suggestion, there are only a lot of kids over holidays on the estate. Liability in cases of injury is	PPM

		beseer word is 'n probleem en dit is op die oomblik nie 'n hoë prioriteit as die koste in aanmerking geneem word nie.		a concern and as a result of the cost it is not a high priority at the moment.	
	13.3	Waterlekkasies	13.3	Water Leakages	
		Daar is lekkasies geïdentifiseer by 'n paar wonings. BR019: Komitee sal 'n loodgieter uitkry. Lek is by die invoer na die meter. BR051: Bouer het die watermeter vervang. BR075: Die bouers het 'n waterpyp met 'n graaf beskadig en dit is herstel. Daar is steeds van tyd tot tyd 'n verskil tussen die totaal van die individuele huise se water lesings en die lesing op die munisipaliteit se bulk meter. Die bogenoemde water lekkasies kan hiertoe bydra en die meterlesings sal ook in die toekoms tot op die eerste desimale punt gelees word en dan afgerond word om die totaal meer akkuraat te bereken.		Leaks were identified at a few houses. BR019: Committee will get a plumber out. Leakage is at the input to the meter. BR051: Builder replaced the water meter. BR075: The builders damaged a water pipe with a spade and it was repaired. There is still from time to time a discrepancy between the total of the individual houses' water readings and the reading on the municipality's bulk meter. The water leaks mentioned above can contribute to this and the meter readings will also be read up to the first decimal point and then rounded off in future to calculate the total more accurately.	
	13.4	Mnr Kobus van der Mescht	13.4	Mr Kobus van der Mescht	
		Mnr van der Mescht spreek die komitee toe oor drie belangrike sake: • Gas regulasies • Veldbrande • Noodplan Gas Regulasies: • Munisipale Wet laat 38 kg gas per residensiële perseel toe. • Raad het 'n besluit geneem om 100 kg per residensiële perseel toe te laat in lyn met SANS Kode 087 Wetgewing. • Totdat die Munisipale Wette aangepas is moet die volgende proses gevolg word vir meer as 38 kg: • Eienaar moet aansoek by die Munisipaliteit indien. • Daar moet 'n 9 kg Brandblusser wees as beide bottels bymekaar staan. • As een silinder (48 kg) voor en een agter 'n huis geïnstalleer word moet 'n 4.5 kg		Mr van der Mescht addressed the committee on three important issues: • Gas regulations • Wildfires • Contingency plan Gas Regulations: • Municipal Law allows 38 kg of gas per residential premises. • Council took a decision to allow 100kg per residential premises in line with SANS Code 087 Legislation. • Until the Municipal Acts are amended the following process must be followed for more than 38 kg: • Owner must submit application to the Municipality. • There should be a 9 kg Fire extinguisher if both bottles stand together. • If one cylinder (48 kg) is installed in front and one behind a house, a 4.5 kg	

	brandblusser op elke punt geïnstalleer word. • Sodra Munisipaliteit toestemming gee kan die installasie plaasvind. • Na installasie sal die brandweer inspeksie doen en 'n amptelike skrywe uitreik as alles in orde is. • Belangrik: Gassilinders moet 80% ventilasie hê indien in 'n hok geïnstalleer is. • Die Sertifikaat van voldoening (COC) moet hernu word elke keer as 'n bestaande installasie verander word, of eienaarskap verander. • Eienaars moet pype gereeld nagaan vir verwerping en roes. Brande: • Die Munisipale Brandweer is verantwoordelik vir brandbestryding in Blue Ridge. Die HEV moet egter seker maak dat die landgoed toeganklik is en dat die drie brandkrane in werkende toestand is en goed gemerk is. • Die risiko weens veldbrande vir 'n landgoed is meesal rook en roet. Dit waai by vensters en deure in of gaan lê op blare in geute en smeul. • Geute moet gereeld skoongemaak word. • As daar 'n veldbrand is moet vensters en deure toegemaak word. • Dit word aanbeveel dat elke eienaar 'n 2.5kg brandblusser by sy huis het in geval van brand. • Dit word ook aanbeveel dat elke huis rook verklikkers op strategiese plekke installeer. • Die brandweer is bereid om 'n brandspan vir Blue Ridge op te lei sou eienaars dit verlang. Noodplan: • PPM sal 'n noodplan saamstel wat die uitgang roete en bymekaarkom punte uiteensit, asook noodnommers insluit. • Elke huis sal van 'n kopie voorsien word.	fire extinguisher must be installed at each point. • Once Municipality gives permission the installation can take place. • After installation, the fire department will conduct an inspection and issue an official write-up if everything is in order. • Important: Gas cylinders must have 80% ventilation if installed in a cage. • The Certificate of Compliance (COC) must be renewed each time an existing installation is changed, or ownership changes. • Owners should regularly check pipes for weathering and rust. Fires: • The Municipal Fire Department is responsible for firefighting in Blue Ridge. However, the HEV needs to make sure that the estate is accessible and that the three hydrants are in working order and well marked. • The risk as a result of wildfires for an estate is mostly smoke and soot. It blows into windows and doors or settle on leaves in gutters and smoulders. • Gutters need to be cleaned regularly. • If there is a wildfire windows and doors should be closed. • It is recommended that every owner have a 2.5kg fire extinguisher at his home in case of a fire. • It is also recommended that each home install smoke detectors in strategic locations. • The fire department is willing to train a fire team for Blue Ridge should owners require it. Emergency Plan: • PPM will put together an emergency plan outlining the exit routes and gathering points, as well as emergency numbers. • Each house will be provided a copy.	PPM
14	Besluite tussen vergaderings wat via Epos/WhatsApp gemaak is.	Decisions between meetings made via Email/WhatsApp	

	Geen	None	
15	Privaat aangeleenthede	Private Matters	
	Nie vir publikasie	Not for publication	
16	Datum van volgende vergadering	Date of next meeting	
	14 Augustus 2024	14 August 2024	
	Goedgekeur/Approved 2024/08/14 		