PRINSLOO
PROPERTY MANAGEMENT Pty(Ltd)
Reg. No. 2017/304399/07

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TRADING as Status-Mark (Mossel Bay)

NOTULE/MINUTES

BLUE RIDGE HEV (101)

AGENDA VAN 'N TRUSTEE VERGADERING VAN BLUE RIDGE HEV WAT GEHOU SAL WORD OP 2024/10/16 OM 09H00 OP PERSEEL

AGENDA OF A COMMITTEE MEETING FOR BLUE RIDGE HOA THAT WILL BE HELD ON 2024/10/16 AT 09H00 ON SITE

1	**Samestelling**	**Composition**	
	Ses Trustees is teenwoordig. Die vergadering is dus behoorlik saamgestel en kan voortgaan.	Six Trustees are present. The meeting is therefore constituted properly and may proceed.	
2	**Verwelkoming**	**Welcoming**	
	Arrie van Huyssteen heet almal welkom en open die vergadering.	Arrie van Huyssteen welcomes everyone and opens the meeting.	
3	**Teenwoordig & verskoning**	**Present & Apologies**	
	Teenwoordig: Arrie van Huyssteen (AvH) Pieter Boshoff (PB) Willem van der Merwe (WvdM) Leon Neveling (LN) Hein Radley (HR) Eric Potgieter (EP) Erna Andrews (PPM) **Verskoning:** Tertius Teichert (TT)	**Present:** Arrie van Huyssteen (AvH) Pieter Boshoff (PB) Willem van der Merwe (WvdM) Leon Neveling (LN) Hein Radley (HR) Eric Potgieter (EP) Erna Andrews (PPM) **Apologies** Tertius Teichert (TT)	
4	**Goedkeuring van vorige notule: 2024/09/05 en sake voortspruitend**	**Approval of previous minutes: 2024/09/05**	
	Die vorige notule van 2024/09/05 word eenparig goedgekeur. Regstelling notule 14 Augustus 2024: 'n E-pos is ontvang vanaf Mnr Du Plooy wat aangedui het daar 'n fout is in die Notule van die 14de Augustus 2024 vergadering:	The previous minutes of 2024/09/05 are unanimously approved. Minutes amendment 14 August 2024: An email has been received from Mr. Du Plooy indicating an error in the Minutes of 14th of August 2024 meeting: At item 7, in	

	By 7. Staan “motor hekke”, en nie “hek motors” nie.	Afrikaans it says "motor hekke" and not "hek motors."	
4.1	**(4.1) Hek Opgradering**	**Gate Upgrade**	
	Dit is afgehandel.	It is completed.	**PB/EP**
4.2	**(9) Sekuriteit: Kennisgewingborde by opening vir wild**	**Security: Notices at opening for game**	
	Die borde is aangebring en sal hopelik onnodige alarms voorkom.	The boards have been installed and will hopefully prevent unnecessary alerts.	**HR**
5	**Bevestiging van Agenda / Nuwe sake**	**Confirmation of Agenda / Additional Matters**	
	Nuwe sake wat bygevoeg word sal onder algemeen bespreek word.	New matters that are added will be discussed under general.	
6	**Versekering**	**Insurance**	
	Daar is geen nuwe eise ingedien nie en PPM bevestig dat waarde van die nuwe hek motors genoegsaam gedek is.	No new claims have been submitted and PPM confirmed that the value of the new gate motors is adequately covered.	**PPM**
7	**Finansies**	**Finance**	
7.1	**Bestuurstate**	**Management Statements**	
	Die bestuurstate is ontvang en word as korrek aanvaar.	The management reports have been received and are accepted as correct.	**PPM**
7.2	**Bankbalanse**	**Bank balances**	
	Tjek R 62 285.64 Bou Deposito R 56 333.28 Kleinkas R 3 213.47 Reserwe R 1 188 449.03 **TOTAAL R 1 311 007.35**	Check R 62 285.64 Building Deposits R 56 333.28 Petty Cash R 3 213.47 Reserve R 1 188 449.03 **TOTAL R 1 311 007.35**	
7.3	**Uitstaande heffings**	**Outstanding levies**	
	Slegs een eienaar is tans met meer as ‘n maand agter en oorhandig. Trustees versoek dat daar na 90 dae ‘n prokureursbrief aan die eienaars gestuur word wat agterstallig is. Indien hul dan nie reageer nie sal ‘n besluit geneem word, gebaseer op die uitstaande bedrag, om hulle amptelik oorhandig vir invordering.	Only one owner is currently more than a month overdue and has been handed over for collection. Trustees request that a lawyer's letter be sent to the owners who are in arrears after 90 days. If they do not respond a decision will be taken, based on the outstanding amount, to hand them officially over for collection.	**PPM**
8	**Argitektonies**	**Architectural**	
	Daar is twee eiendomme wat dakrande ‘n ander kleur as wit geverf het, wat tot nou toe die “ongeskrewe” standaard was. Een is gedoen met “Charcoal” en die ander met “Dune 4”. Daar is ongelukkig geen omskrywing in die Argitektoniese riglyne wat spesifiek wit vereis nie, alhoewel dit nog altyd by alle huise wit geverf is tot op hede.	There are two properties that have painted eaves a different colour than white, which has been the “unwritten” standard up to now. One is done in "Charcoal" and the other in "Dune 4." There is unfortunately no description in the Architectural guidelines that specifically requires white, although it has always been painted white at all houses	

		up to now.	
	‘n Verduideliking word gegee dat die wit verkleur as gevolg van vog en meer gereelde instandhouding verg as donkerder kleure. PB noem dat daar sekere wit verwe is wat dit sal verhoed. LN noem dat die onduidelikheid in die reëls kan veroorsaak dat allerhande kleure gebruik kan word wat nooit die idee was nie en die reëls behoort aangepas te word vir duidelikheid om te verhoed dat afbreuk gedoen word aan die estetiese eenvormigheid van die kompleks. Die Trustees sal riglyne gee in die verband en die Argitektoniese Reëls aanpas vir goedkeuring by die volgende AJV. Enige kleur wat nie die goedkeuring wegdra nie sal met die betrokke huis se volgende instandhouding na ‘n aanvaarbare kleur verander moet word. Dit word ook genoem dat dit altyd voordelig sal wees indien eienaars enige onduidelikhede in die reëls eers met die Trustees sal bespreek voordat eie interpretasie gebruik word. EP noem dat die dakrande van die vullis gebou ook begin verkleur. Die Trustees sal dit ondersoek.	An explanation is given that the white discolours due to moisture and therefore requires more regular maintenance compared to darker colours. PB mentions that there are certain white finishes that can prevent this. LN mentions that the ambiguity in the rules can cause all sorts of colours to be used which was never the idea and the rules should be adjusted for clarity to avoid detracting from the aesthetic uniformity of the complex. The Trustees will provide guidance in this regard and adjust the Architectural Rules for approval at the next AGM. Any colour that does not carry the approval will have to be changed to an acceptable colour at the relevant house's next maintenance cycle. It is also mentioned that it will always be beneficial if owners would discuss any ambiguities in the rules with the Trustees before using their own interpretation. EP mentions that the roof edges of the garbage building are also starting to discolour. The Trustees will inverstigate.	
9	**Sekuriteit**	**Security**	
	Probleme was ondervind met krag na die kameras. ‘n Elektrisiën (CBS Electrical) moes uitgeroep word. Daar is bevind dat ‘n kabel beskadig is en vervang moet word. Die uitroep en skakelaar herstel = R1 265-58. Finale uitroep en installasie van nuwe krag bokse en kabels = R2 189-03. Dit word deur die kommittee goedgekeur. Kamera 5 (NO3) genereer baie waarskuwings deur die nag. HR sal dit met WiMation bespreek. Dit sal in die Nuusbrief geplaas word dat eienaars DBS moet laat weet as hulle aan die buitekant van die grensheining wil beweeg/werk. Dit sal voorkom dat gewapende reaksie voertuie onnodig uitgestuur word.	Problems were encountered with power to the cameras. An electrician (CBS Electrical) had to be called out. It was found that a cable was damaged and needed to be replaced. The call out and switch repair = R1 265-58. Final call out and installation of new power boxes and cables = R2 189-03. It is approved by the committee. Camera 5 (NE3) generates a lot of alerts throughout the night. HR will discuss this with WiMation. It will be posted in the Newsletter that owners must let DBS know if they are moving/working on the outside of the boundary fence. It will prevent that armed reaction vehicles be unnecessarily despatched.	**HR** **AvH** **AvH**

	Na ‘n insident op 27 September 2024, wil die Komitee dit net weer onder eienaars/inwoners se aandag bring dat hulle nie ander erwe mag betree sonder toestemming nie, al is die erwe nog nie ontwikkel nie.	After an incident on 27 September 2024, the Committee would like to once again bring to the attention of owners/residents that they may not enter other plots without permission, even if the plots have not yet been developed.	
10	**Infrastruktuur**	**Infrastructure**	
	BR069 het ‘n waterlek. Skrywe moet aan eienaar gestuur word. Die lek blyk aan die eienaar se kant van die watermeter te wees.	There is a water leak at BR069. A letter should be sent to the owner. The leak appears to be on the owner's side of the water meter.	**PPM**
11	**Instandhouding & tuine**	**Maintenance and gardens**	
	EP stel voor dat ‘n “mesh” opgesit moet word op die Oostelike heining, waar twee bokkies al oor die jare vasgesit en gevolglik dood is. Een het probeer oorspring na twee ramme baklei het en die ander moes geskrik het en probeer om deur te hardloop. Daar word vermoed dat die bokke meesal skrik vir die geblaf van honde. Die geraas van tuindienste kan ook ‘n moontlike oorsaak wees. Daar het ook al situasies plaasgevind waar honde die bokke gejaag het. Meer en meer aansoeke word ontvang vir die aanhou van honde en sommige komiteelede voel dat dit problematies raak en gedrag van honde sal baie streng gemonitor moet word. Die voorstel vir “mesh” word nie goedgekeur nie, aangesien die aantal voorvalle nie die uitgawe regverdig nie. Daar sal eerder gekyk moet word na strenger beperking van honde se gedrag in die Landgoed en tuindienste moet ook meer bewus wees van die bokke as die gras gesny word. Plante en klippe is geskenk deur ‘n paar eienaars. Bedanking sal in die nuusbrief gedoen word. Geen nuwe beddings behoort meer gemaak te word nie. Die komitee voel dat ‘n baie goeie balans nou verkry is tussen beddings en die oop grasperk areas. Plante sal slegs in bestaande beddings geplant word indien nodig en moet nie so dig geplant word dat die plante mekaar begin verdring nie.	EP makes a proposal to put up a mesh on the East Fence, where two antelopes got stuck over the years and subsequently died. One tried to jump over the fence after two rams fought and the other must have been startled and tried to run through the fence. It is suspected that the antelope usually get scared by the barking of dogs. The noise from garden services may also be a reason. There have also been situations where dogs have chased the antelope. More and more requests are being received for the keeping of dogs, and some committee members feel that it is becoming problematic, and the behaviour of dogs need to be monitored very strictly. The proposal for mesh is not approved, as the number of incidents do not justify the expense. It is felt that the behaviour of dogs in the Estate should rather be managed more strictly, and garden services should be more aware of the buck when mowing the lawn. Plants and rocks were donated by a few owners. Appreciation will be done in the newsletter. No new plant beds should be made. The committee feels that a nice balance has been struck between plant beds and the open lawn areas. Plants will only be planted in existing beds if necessary and should not be planted so densely to start displacing each other.	
12	**Personeel**	**Staff**	

	Killer se permit is nie goedgekeur deur Binnelandse Sake nie. Hy moet 'n appèl bywoon in PE op 12 November 2024. Die Komitee keur 'n bedrag van R1000 goed vir Killer as reis toelaag om die appel by te woon.	Killer's permit was not approved by Home Affairs. He is due to attend an appeal in PE on November 12, 2024. The Committee approves an amount of R1000 for Killer as travel allowance to attend the appeal.	**PPM**
13	**Nuwe sake**	**New Matters**	
13.1	**Aansoek Me Du Plessis - Kantoorgebou**	**Application Mrs Du Plessis – Office Building**	
	'n Aansoek is ontvang vanaf Mev Du Plessis om klere wat sy self maak bekend te stel aan die inwoners een Saterdagoggend in die kantoorgebou. Aangesien dit 'n eenmalige versoek is en gemik is op die inwoners, word dit deur die komitee goedgekeur.	An application was received from Mrs Du Plessis to introduce clothes that she makes herself to the residents one Saturday morning in the office building. Since this is a one-time request and aimed at the residents, it is approved by the committee.	
13.2	**Eiendomsagente**	**Property Agents**	
	Die Reël word herbevestig dat Eiendomsagente wat deur eienaars aangestel word om eiendom te verkoop of te verhuur in Blue Ridge moet deur 'n induksie proses by PPM gaan. Daar is heelwat reëls waarvan hul kennis moet dra, soos byvoorbeeld dat: • Hul voertuie gemerk moet wees; • Hul advertensieborde mag nie binne die Landgoed opgesit word nie; • Hul mag nie bemarking doen en eiendomme probeer werf binne Blue Ridge nie. Eienaars bly verantwoordelik vir die optrede van hul agente en eienaars sal verantwoordelik gehou word vir enige boetes wat gehef mag word.	The Rule is reconfirmed that Real Estate Agents appointed by owners to sell or lease property in Blue Ridge must go through an induction process at PPM. There are quite a few rules that they need to be aware of, for example that: • Their vehicles must be marked; • Their advertising boards may not be erected within the Estate; • They are not allowed to do marketing and recruit properties within Blue Ridge. Owners remain responsible for the actions of their agents and owners will be held responsible for any penalties that might be levied.	**PPM**
13.3	**Bouersverlof**	**Builders vacation**	
	Die datums waarop bouers hul werk moet staak in Blue Ridge is vanaf 13 Desember 2024 tot 13 Januarie 2025.	The dates on which builders must cease their work in Blue Ridge are from 13 December 2024 to 13 January 2025.	**PPM**
14	**Besluite tussen vergaderings wat via Epos/WhatsApp gemaak is.**	**Decisions between meetings made via Email/WhatsApp**	
14.1	**Werkerspermitte uitgereik**	**Workers permits issued**	
	BR080 BR075 (x2) BR054	BR080 BR075 (x2) BR054	
14.2	**Agente Induksies gedoen**	**Agent Inductions done**	
	Elsabe Calitz van South Cape Properties (BR082) Esmare Erasmus Your Property Choice (BR101)	Elsabe Calitz of South Cape Properties (BR082) Esmare Erasmus of Your Property Choice (BR101)	

14.3	**Honde permitte uitgereik**	**Dog permits issued**	
	BR076 (besoekende hond en permanente hond) BR052 BR037	BR076 (visiting dog and permanent dog) BR052 BR037	
14.4	**Bouplanne goedgekeur**	**Building plans approved**	
	Geen	None	
15	**Privaat aangeleenthede**	**Private Matters**	
	Nie vir publikasie	Not for publication	
16	**Datum van volgende vergadering**	**Date of next meeting**	
	Die volgende vergadering sal eers op 27 November 2024 om 09:00 gehou word a.g.v. beskikbaarheid van komiteelede. Vergadering verdaag om 11:00	The next meeting will only be held on 27th November 2024 at 09:00 due to availability of committee members. Meeting adjourns at 11:00.	
	Goedgekeur / Approved 		