PRINSLOO PROPERTY MANAGEMENT Pty(Ltd)
Reg. No. 2017/304399/07
11 MEYER STREET•MOSSEL BAY
P.O.Box 567•MOSSEL BAY•6500
Tel: (044) 691 3054•Fax: (044) 691 1520
info@status-mark.co.za
www.status-mark.co.za
TRADING as Status-Mark (Mossel Bay)

NOTULE/MINUTES

BLUE RIDGE HEV (101)

NOTULE VAN ‘N TRUSTEE VERGADERING VAN BLUE RIDGE HEV WAT GEHOU IS OP 2024/11/27 OM 09H00 OP PERSEEL

MINUTES OF A COMMITTEE MEETING FOR BLUE RIDGE HOA THAT WAS HELD ON 2024/11/27 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**	
	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**	
	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) AvH meld dat hy 'n brief van mnr. Tertius Teichert ontvang het waarin mnr. Teichert as Trustee bedank, aangesien hy binnekort na Langebaan gaan verhuis. Aangesien Mnr Teichert die rol van Tesourier vervul het sal iemand anders die rol moet oorneem.	**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) AvH mentions that he has received a letter from Mr Tertius Teichert whereby he resigns as a Trustee, as he is moving to Langebaan in the near future. Mr. Teichert fulfilled the role of Treasurer and someone else will have to take on this role.	
4	**Goedkeuring van vorige notule: 2024/10/16 en sake voortspruitend**	**Approval of previous minutes: 2024/10/16 and matters arising**	

	Die vorige notule van 2024/10/16 word eenparig goedgekeur.	The previous minutes of 2024/10/16 are unanimously approved.	
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**	
	Geen aksie nodig.	No action required.	
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.	
7.2	**Bankbalanse**	**Bank balances**	
	Tjek / Cheque	R 89 634.34	
	Bou Deposito / Building Deposit	R 56 348.07	
	Reserwe fonds / Reserve Fund	R 1 195 936.16	
	Kleinkas / Petty Cash	R 2 826.29	
	SUB TOTAAL / TOTAAL	**R 1 344 744.86**	
7.3	**Uitstaande heffings**	**Outstanding levies**	
	Slegs twee eienaars agter met heffings. Een eienaar oorhandig vir invordering.	Only two owners are in arrears with levies. One owner has been handed over for collection.	
8	**Argitektonies**	**Architectural**	
	EP het 'n e-pos gestuur met voorstelle vir verandering aan die Argitektoniese Riglyne. Dit sal in die Januarie vergadering bespreek word sodat dit betyds sal wees om by die AJV aan Lede voorgelê te word. Dit is belangrik dat grys areas beter omskryf word om toekomstige bou komitees te help. 'n Versoek is ontvang vanaf 'n eienaar om die riglyn ten opsigte van dakhoogte te verslap na hoër as 8 meter. Die munisipale riglyne bepaal 8.5 meter. Blue Ridge se Boureëls beperk die hoogte tot 8 meter en die Boukomitee kan elke geval en aansoek evalueer en waar dit geen invloed op omliggende eiendomme sal hê nie, en met die omliggende eiendomme se goedkeuring, kan die reël verslap word tot op 8.5 meter.	EP has sent an email with proposals for amendments to the Architectural Guidelines. These proposals will be discussed in the January meeting to ensure the changes are ready to be submitted to Members at the AGM. It is crucial to better define ambiguous areas to assist future building committees. A request has been received from an owner to relax the guideline regarding roof height to exceed 8 meters. The municipal guidelines stipulate a maximum height of 8.5 meters. Blue Ridge Building Rules limit the height to 8 meters and the Building Committee can evaluate each case, and where it does not impact surrounding properties, and with the surrounding property's approval, the rule may be relaxed to allow up to 8.5 meters.	

	Indien ‘n eienaar dit so wil doen moet ‘n aansoek met redes ingedien word en die aansoeker moet skriftelike toestemming van omliggende eiendomme verkry.	If an owner wishes to pursue this, an application with reasons must be submitted and the applicant must get written approval from surrounding properties.	
9	**Infrastruktuur**	**Infrastructure**	
	Die voorstel van EP om die brand toerusting wat jare gelede aangekoop is op ‘n manier te probeer gebruik is nog steeds uitstaande. AvH, PB en HR moet ondersoek doen na ‘n mobiele opsie. EP, WvdM en LN moet ondersoek instel om strukture by die brandkrane op te rig en sketse bekom. Voorstelle moet voorgelê word by die volgende vergadering. EP & PB word versoek om aandag te gee aan die regmaak van die eves borde onder die dak by die vullis area agv vog. ‘n Straatbraai gaan gehou word op 7 Desember 2024. ‘n Voorstel dat die motorhuis uitgeverf word voor die braai word goedgekeur. EP sal verf by Game koop om uit te verf en sal kyk of Killa dit sommer kan doen.	The suggestion from EP that the fire equipment that were bought some years ago be used in some manner is still outstanding. AvH, PB, and HR are to investigate a mobile option. EP, WvdM, and LN are to investigate the option to put up structures at the fire hydrants and obtain sketches. Proposals must be submitted at the next meeting. EP & PB must attend to the repairs of the refuse eves area below the roof which is sagging and discolouring due to moisture. A street braai will be held on 7 December 2024. A proposal is made that the garage is painted before the braai, and it is approved. EP will purchase paint from Game to do the painting and will see if it can be done by Killa.	**AvH** **PB** **HR** **EP** **WvdM** **LN** **EP** **PB** **EP**
10	**Sekuriteit**	**Security**	
10.1	WiMation het ‘n versoek gerig om ‘n klein kennisgewingbord langs DBS s’n op te sit wat mense waarsku dat daar CCTV kameras en dat dit 24 uur gemoniteer word. Die komitee keur die versoek goed.	WiMation has requested to install a small notice board next to DBS's, warning people that there are CCTV cameras and that the area is monitored 24 hours a day. The committee approves this request.	**HR**
10.2	Daar is meer en meer huise met privaat cctv kameras wat geïnstalleer is om areas buite te moniteer. Eienaars moet versoek word om seker te maak die bure se privaatheid ten alle tye beskerm word.	There are an increasing number of houses with private cctv cameras installed to monitor outside areas. Owners should be requested to ensure that the privacy of their neighbours are always protected.	**HR**
11	**Instandhouding & tuine**	**Maintenance and gardens**	
11.1	Die grensheining met Moquini is steeds problematies. Geen van Blue Ridge se voorstelle is vir hulle aanvaarbaar nie. WvdM sal ‘n vergadering in Januarie reël met die Raad van Moquini as ‘n laaste	The boundary fence with Moquini remains problematic. None of the proposals from Blue Ridge are acceptable to them. WvdM will arrange a meeting in January with the Moquini Board as a last effort.	

	poging. Daar is twee aspekte wat oorweeg moet word: 1. Esteties: Hoe die heining vertoon. Hoe dit sal lyk as Blue Ridge ‘n heining voor Moquini s’n oprig? 2. Sekuriteit: Gaan kameras die alternatief wees vir ‘n heining?	There are two aspects to consider: 1. Aesthetics: The appearance of the fence. What will it look like if Blue Ridge erects a fence in front of Moquini's? 2. Security: Whether cameras will be an alternative to a fence?	
11.2	‘n Lid het ‘n versoek gerig dat eienaars toegang verkry tot die twee kameras wat die hek monitor. Die doel daarvan sal wees om te kan kyk as gaste in en uit ry en seker te maak hulle is uit en hek is toe sonder probleme. Die komitee het nie ‘n probleem in konsep daarmee nie. HR sal met WiMation opvolg in terme van moontlike koste om eienaars toegang tot daardie twee kameras te gee en gebruik van die selfoon applikasie te voorsien.	A Member has requested that owners be granted access to the two cameras monitoring the gate. The purpose of this is to be able to see when guests arrive and depart, and to ensure that they have exited and that the gate is securely closed without any issues. The committee has no problem in principle with this request. HR will follow up with WiMation regarding the possible costs involved in providing owners with access to these two cameras and usage of the mobile application.	**HR**
12	**Personeel**	**Staff**	
	Killer was PE toe vir sy appèl oor sy werkstatus aangesien hy ‘n buitelandse burger is . Dit is verwys na die Johannesburg kantoor waar ‘n finale besluit geneem sal word ten opsigte van sy werker status.	Killer went to PE for his appeal regarding his employment status, as he is a foreign national. The matter has been referred to the Johannesburg office, where a final decision will be made regarding his employment status.	**EP**
13	**Nuwe sake**	**New Matters**	
13.1	**Finansiële Bestuur**	**Financial Management**	
	AvH sal alle finansiële take hanteer namens TT totdat ‘n ander komiteelid so gou moontlik verkies word om die vakante Tesourier portefeulje te vul.	AvH will handle all financial tasks on behalf of TT until another committee member is elected as soon as possible to fill the vacant portfolio.	
13.2	**BR001**	**BR001**	
	‘n Aansoek is ontvang vanaf die eienaar van BR001 om die kantoorgeriewe vir 'n privaat funksie te gebruik waarna inwoners genooi sal word. Die komitee keur die aansoek goed. AvH sal haar in kennis stel.	An application was received from the owner of BR001 to utilize the office facility for a private function to which residents will be invited. The committee approves the application. AvH will let her know.	**AvH**
13.3	**BR010**	**BR010**	
	Mnr. Breyl het aansoek gedoen om die kantoor fasiliteit te gebruik vir die bekendstelling van sy nuutste boek aan die inwoners. Die datum is nog nie gefinaliseer nie. Die komitee keur die aansoek goed.	Mr. Breyl has applied to use the office facility for the launch of his latest book to residents. The date is not yet finalised. The committee approves the application.	

14	**Besluite tussen vergaderings wat via Epos/WhatsApp gemaak is.**	**Decisions between meetings made via Email/WhatsApp**	
14.1	**Werkers permitte**	**Worker's Permits**	
	Baie probleme word ondervind met die toepassing van die reël. 'n Algemene skrywe moet gestuur word aan alle eienaars wat aandui dat boetes sal gehef word indien werkers nie permitte by hul het as hulle binne die Landgoed rondstap nie.	Many problems are being encountered with the enforcement of the rule. A general letter must be sent to all owners indicating that fines will be issued if workers do not have permits with them while walking around in the Estate.	**AvH**
14.2	**Agente Induksies**	**Agent Inductions**	
	Geen. Dit blyk dat daar nog gereeld Agente by Blue Ridge inkom (inglip) sonder dat die nodige induksie by Status Mark gedoen is. Dit is baie belangrik dat Agente die induksie doen om te verseker dat voornemende kopers of huurders behoorlik ingelig word rakende die reëls binne Blue Ridge. Dit is die Lede se verantwoordelikheid om toe te sien dat die induksie gedoen word voordat 'n Agent aangestel word om in Blue Ridge te bemark.	None. It appears that there are still Agents entering (slipping in) Blue Ridge on a regular basis without the necessary induction having been done at Status Mark. It is very important that Agents do the induction to ensure that prospective buyers or tenants are properly informed regarding the rules within Blue Ridge. It is the Members' responsibility to ensure that the induction is done before an Agent is appointed to market in Blue Ridge.	
14.3	**Honde Registrasie**	**Registration of dogs**	
	BR089 – 2024-10-21 BR017 – 2024-11-14 Afgekeur hoofsaaklik agv grootte.	BR089 – 2024-10-21 BR017 – 2024-11-14 Declined mainly due to size.	
14.4	**Bouplanne Goedgekeur**	**Building Plans Approved**	
	BR003 (Erf 18796)	BR003 (Erf 18796)	
14.5	**Algemeen**	**General**	
	Geen	None	
15	**Privaat aangeleenthede**	**Private Matters**	
	Nie vir publikasie	Not for publication	
16	**Datum van volgende vergadering**	**Date of next meeting**	
	Volgende vergadering is 15 Januarie 2024. Vergadering verdaag om 10:40.	Next meeting will be on 15 January 2024 Meeting adjourns at 10:40	
	Goedgekeur / Approved 		