

AGENDA

BLUE RIDGE HEV (101)

NOTULE VAN 'N TRUSTEE VERGADERING VAN BLUE RIDGE HEV WAT GEHOU IS OP 2025/01/15 OM 09H00 OP PERSEEL

MINUTES OF A COMMITTEE MEETING FOR BLUE RIDGE HOA THAT WAS HELD ON 2025/01/15 AT 09H00 ON SITE

1	Konstituering	Constitution	
	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)	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)	
4	Goedkeuring van vorige notule: 2024/11/27 en sake voortspruitend	Approval of previous minutes: 2024/11/27 and matters arising	
4.1	Goedkeuring		
	Die vorige notule van 2024/11/27 word eenparig goedgekeur.	The previous minutes of 2024/11/27 are unanimously approved.	
4.2	(8) Voorstelle deur EP gemaak vir verandering in Argitektoniese Riglyne	(8) Proposals made by EP for changes in Architectural Guidelines	
	'n Aparte vergadering sal gehou word deur die Trustees om alle voorstelle te bespreek ter voorbereiding vir die AJV.	A separate meeting will be held by the Trustees to discuss all proposals in preparation for the AGM.	
4.3	(9) Brandkrane en Toerusting	(9) Fire hydrants and equipment	

	WvdM het 'n skets gemaak as 'n opsie rakende permanente geboude bokse by die drie brandkrane. Dieselfde stene sal gebruik word as wat by die huise gebruik is. Die kant deur sal rooi geverf wees en die blad bo-op sal rooi, of brandweer geel geverf word. 800mm sal ondergronds wees en 800mm bo die grond. Die staalpype sal binne in gesak word vir maklike konneksie. Hulle sal 'n kwotasie by 'n bouer wat tans op die perseel bou bekom. AvH het ondersoek ingestel na 'n mobiele opsie wat uitgestoot kan word na die brandkraan waar benodig. Dit is die goedkoper opsie – minder as R4000 - maar gaan minder effektief wees as die permanente strukture aangesien dit in die motorhuis gestoor sal wees.	WvdM made a sketch as an option regarding permanently built boxes at the three fire hydrants. The same bricks will be used as those used in the houses. The side door will be painted red and the top surface will be painted red or fire-engine yellow. 800mm will be underground and 800mm above ground. The steel pipes will be sunk inside for easy connection. They will obtain a quote from a builder currently working on the site. AvH has investigated a mobile option that can be pushed out to the hydrant where necessary. This is the cheaper option – less than R4000 - but will be less effective than the permanent structures as it will be stored in the garage.	WvdM LN
4.4	(11) Moquini Heining	(11) Moquini Fence	
	'n E-pos is op Maandag 13 Januarie 2025 aan Moquini gestuur om toestemming te vra om die bestaande heining te verwyder. Hulle het 'n Trustee-vergadering op 15 Januarie 2025. AvH het twee kwotasies vir 'Veldspan' en 'Clear-vu' verkry. Die opsies en geraamde koste sal aan die lede gekommunikeer word vir 'n stemming. AvH sal 'n stembrief opstel op die formele platform (Election Runner) peiling opstel om die voorkeure van die lede te verkry. Dit word aanbeveel dat daar 'n gaping moet wees tussen die heining en die tuine van eienaars teen die heining vir veiligheidsdoeleindes, veral as cctv kameras opgesit word.	An e-mail was sent to Moquini on Monday 13 January 2025 to request permission to remove the current fence. They have a Trustee Meeting on 15 January 2025. AvH obtained two quotes for 'Veldspan' and 'Clear-vu' The options and estimated costs will be communicated to the members for a vote. AvH will create a ballot on the formal platform (Election Runner) to get the preferences from members. It is recommended that there must be a gap between the fence and the gardens of owners against the fence for security purposes, especially when cctv cameras are installed.	
4.5	(15) Terugvoer	(15) Feedback	
	Alle skrywes is aan eienaars gestuur soos versoek.	All letters have been sent to owners as was requested.	
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 nuwe eise was ontvang nie. Die hernuwing vir die nuwe jaar sal aan die Trustees gestuur word sodra dit ontvang is vanaf die versekeraar.	No new claims have been received. The renewal for the new year will be sent to the Trustees as soon as it is received from the insurer.	
7	Finansies	Finance	

7.1	Bestuursstate	Management Statements	
	Die bestuursstate is ontvang en word as korrek aanvaar.	The management reports have been received and are accepted as correct.	
7.2	Bankbalanse	Bank balances	
	Tjek R 98 482.20 Bou Deposito R 56 336.57 Kleinkas R 4 152.96 Reserwe R 1 240 841.70 TOTAAL R 1 399 862.43 Die komitee besluit dat PPM slegs die huidige projekte se fondse op die bankrekening moet hou. Die res moet oorgeplaas word na die Reserwefonds toe sodat rente verdien kan word.	Cheque R 98 482.20 Building Deposits R 56 336.57 Petty Cash R 4 152.96 Reserve R 1 240 841.70 TOTAL R 1 399 862.43 The committee decides that PPM should only keep the funds for the current projects in the bank account. The rest must be transferred to the Reserve Fund to earn better interest.	
	Uitstaande heffings	Outstanding levies	
	Slegs een eienaar is tans met meer as 'n maand agter en oorhandig.	Only one owner is currently more than a month overdue and has been handed over for collection.	
8	Argitektonies	Architectural	
	BR003 het aangedui dat hulle wil begin bou. PPM wag nog net vir die NHBRC sertifikaat. Die munisipale planne is al ontvang, so ook die kontrakteurs ooreenkoms en die bou deposito.	BR003 has indicated that they want to start construction. PPM is still waiting for the NHBRC certificate. The municipal plans have already been received, as well as the contractor's agreement and the building deposit.	
9	Infrastruktuur	Infrastructure	
	Daar is gevind dat baie nuwe huise en erwe nie beskik oor die pyp vir internet nie. Dit lei daartoe dat plaveisel opgegrawe moet word sodra eienaars internet/vesel wil aanlê na hul huise toe. Bouers moet seker maak dat die infrastruktuur aangelê is voor bouwerk gedoen word. LN sal dit byvoeg op die bou inspeksie lys.	It has been found that many new houses and plots do not have the piping for internet. This results in paving having to be dug up when owners want to install internet/fibre to their homes. Builders must ensure that the infrastructure is installed before construction is done. LN will add this to the building inspection list.	LN
	By BR026 is daar 'n gaping tussen die plaveisel vir die oprit en die pad. Dit moet geplavei word tot teenaan die pad. PPM om die eienaar in te lig.	At BR026 there is a gap between the paving for the driveway and the road. This needs to be paved up to the edge of the road. PPM to inform the owner.	PPM
	Die dakrande van die vullis kamer: EP het kwotasies gekry vir die regmaak en oorverf. Vog kom in deur aan die einde van die plate wat nie behoorlik seël nie. Die voorstel is dat poli-props gebruik word om dit behoorlik te seël.	The eaves of the rubbish shed: EP got quotes for fixing and repainting. Moisture enters through the ends of the sheets which does not seal properly. The suggestion is that poly-props be used to seal it properly.	EP

	Koste: Ongeveer R1600 vir arbeid, Materiaal is ongeveer R1200 en dan 'n toelating van R200 vir enige ekstra onvoorsiene materiaal onkoste. Die komitee keur goed dat tot en met R5000 gebruik kan word vir die herstel van die dakrande. Sodra dit gedoen is moet daar ook gekyk word na die kantoorgebou se dakrande en die verf wat borrels maak op die binne mure.	Cost: Approximately R1600 for labour, Materials are approximately R1200 and then an allowance of R200 for any additional unforeseen material expenses. The committee approves that up to R5000 can be used for the repair of the eaves. Once this is done, the office building's eaves and the paint that bubbles on the interior walls should be repaired.	
10	Sekuriteit	Security	
	HR het met WiMation gepraat oor die eienaars wat by die kameras by die hek gevoeg wil word om te sien wie by die hek is as hulle gebel word. Daar sal geen ekstra koste wees nie, maar 'n profiel moet vir elke eienaar geskep word. Die Trusteë besluit dat Mnr. Cilliers bygevoeg sal word om die stelsel te toets, en daarna sal ander eienaars bygevoeg word soos versoek.	HR spoke to WiMation regarding the owners who want to be added on the cameras at the gate to see who is there when they are phoned. There will be no additional costs, but a profile must be created for each owner. The Trustees decides that Mr Cilliers will be added to test the system, and then other owners will be added as per request.	
11	Instandhouding & tuine	Maintenance and gardens	
11.1	Die volgende is geskenk deur kontrakteurs en inwoners binne Blue Ridge. - BR042: Key 4 Construction het plaveisel blokke geskenk vir die rante van blombeddings. - BR068: Baie van die gebruikte plaveiselstene geskenk. - BR045: Baie gebruikte plaveiselstene geskenk. - BR001: Bousand geskenk vir die bou van die rante van die blombeddings.	The following has been donated by contractors and residents within Blue Ridge. - BR042: Key 4 Construction donated off cuts/wastage paving blocks for the edging of flower beds. - BR068: Donated many of the used paving blocks. - BR045: Donated many of the used paving blocks. - BR001: Donated building sand for the building of the edging of the flower beds.	
11.2	'n Probleem is geïdentifiseer met privaat tuindienste wat van "blowers" gebruik maak om blare en gesnyde gras weg te blaas. Dit word op die pad, of in oop erwe ingeblaas. Tuindienste moet hul tuinvullis bymekaar hark, in sakke sit en wegry.	A problem has been identified with private garden services using "blowers" to blow away leaves and cut grass. This is being blown onto the road or into open plots. Garden services must rake their garden waste together, put it in bags, and take it away.	
11.3	By BR099 groei die plantegroei nader aan die pad. EP moet vir Killer 'n opdrag gee om dit skoon te maak om sigbaarheid om die draai te verbeter.	At BR099 the vegetation is growing closer to the road. EP must give Killer an instruction to clean it up to enhance visibility around the corner.	EP
11.4	Die Landgoed se Tuindienste is verantwoordelik om ongeveer 1 m van die sypaadjie netjies te hou of terug te sny by oop erwe.	The Estate's Garden Services are responsible for keeping approximately 1 meter from the sidewalk neat or trimmed back at open plots.	

	Hul sal ook die groenstrook en 1-2m van die sypaadjie, waar eienaars nie tuin gemaak het nie netjies hou. Waar eienaars op die sypaadjie tuin gemaak het moet hul dit self netjies hou. Die gras tussen die munisipale pomp en die vygies aan die onderkant van die groenstrook gaan baie korter gesny moet word. Dit gaan vir 'n rukkie nie mooi lyk nie, maar sal mettertyd herstel. EP noem dat daar 'n hele paar dooie bosse rondlê. Killer sal dit verwyder en dan sal Coastal Gardens dit wegry.	They will also keep the green strip and 1-2 meters from the sidewalk, where owners have not made a garden, neat. Where owners have made a garden on the sidewalk, they must keep it neat themselves. The grass between the municipal pump and the vygies at the bottom of the green belt will need to be cut much shorter. It won't look good for a while, but it will recover over time. EP mentions that there are quite a few dead bushes lying around. Killer will remove them, and then Coastal Gardens will take them away.	
12	Personeel	Staff	
	Die status quo bly dieselfde ten opsigte van Killer se werkpermit. Hy het geen verlof oor vir hierdie finansiële jaar (tot einde Feb) nie.	Status quo remains in terms of Killer's work permit. He does not have any leave left for this financial year (up to end of Feb).	
13	Nuwe sake	New Matters	
13.1	Agent borde	Agent Boards	
	EP het 'n e-pos gestuur rakende die netheid en toestand van borde buite die Landgoed. 'n Besluit word geneem dat die Komitee nie betrokke gaan raak by die borde op munisipale grond nie. Hulle kan slegs reguleer wat binne gebeur d.m.v. goedgekeurde reëls.	EP sent an email regarding the neatness and condition of the signs outside the Estate. A decision was made that the Committee will not get involved with the signs on municipal land. They will only regulate what happens inside through the approved rules.	
13.2	Bouers se "skips"	Builder's skips	
	Daar is bevind dat eienaars, sonder om met die kontrakteurs te reël, hul vullis in die skips gaan gooi waar gewerk word. Dit moet onmiddellik gestaak word, want die eienaars en kontrakteurs op wie se erwe die skips is betaal daarvoor.	It has been found that owners, without arranging with the contractors, are throwing their garbage into the skips where work is being done. This must be stopped immediately, as the owners and contractors whose properties these are on, pay for the skips.	
14	Besluite tussen vergaderings wat via Epos/WhatsApp gemaak is.	Decisions between meetings made via Email/WhatsApp	
14.1	Werker IDs	Worker IDs	
	BR022 het aansoek ingedien en ID is uitgereik.	BR022 submitted application and ID was issued.	
14.2	Agente Induksies	Agent Induction	
	Robbie Black en Geo Engelbrecht het die induksie bygewoon.	Robbie Black and Geo Engelbrecht attended induction.	
14.3	Honde Registrasie	Dog Registration	
	Geen	None	
14.4	Bouplanne Geassesseer	Building Plans Assessed	
	Geen	None	

14.5	Algemeen	General	
	AvH sal 'n sigblad saamstel wat Troeteldiere, Huiswerkers en Agente insluit waarop alle besluite aangeteken sal word.	AvH will compile a spreadsheet including Pets, House Workers, Agents on which all decisions will be recorded	AvH
15	Privaat aangeleenthede	Private Matters	
	Nie vir publikasie	Not for publication	
16	Datum van volgende vergadering	Date of next meeting	
	Die volgende vergadering sal op 12 Februarie 2025 plaasvind. Met geen verdere sake nie verdaag die vergadering om 11:12.	The next meeting will take place on February 12, 2025. With no further matters, the meeting adjourns at 11:12.	
	Goedgekeur / Approved 		