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NOTULE/MINUTES

BLUE RIDGE HEV (101)

NOTULE VAN 'N TRUSTEE VERGADERING VAN BLUE RIDGE HEV WAT GEHOU IS OP 2025/02/12 OM 08H00 OP PERSEEL

MINUTES OF A COMMITTEE MEETING FOR BLUE RIDGE HOA THAT WAS HELD ON 2025/02/12 AT 08H00 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: 2025/01/15 en sake voortspruitend**	**Approval of previous minutes: 2025/01/15 and matters arising**	
	Die vorige notule van 2025/01/15 word	The previous minutes of 2025/01/15 are	

	eenparig goedgekeur.	unanimously approved.	
4.1	**Brandkrane en Toerusting**	**Fire Hydrants and Equipment**	
	Die jaarlikse inspeksie is deur CAW Fire Supplies gedoen en 'n sertifikaat is uitgereik.	The annual inspection was carried out by CAW Fire Supplies and a certificate was issued.	
4.2	**Moquini Heining**	**Moquini Fence**	
	Moquini het uiteindelik toestemming gegee dat die heining verwyder kan word en hul voorwaardes gestel. PPM om 'n skrywe aan Moquini te stuur om hulle te bedank en te bevestig dat BR hulle in kennis gestel sal word ongeveer 7 dae voor die werk begin soos versoek. Opgedateerde kwotasies moet verkry word en die verwydering van die heining moet nie daarop reflekteer nie, aangesien Moquini aangedui het dat hulle die heining sal verwyder nadat dit afgebreek is.	Moquini has finally given permission for the fence to be removed and has set their conditions. PPM must send a letter to Moquini to thank them and confirm that BR will notify them about 7 days before the work starts as requested. Updated quotations must be obtained and the removal of the fence should not be reflected on it, as Moquini has indicated that they will remove the fence after it has been taken down.	**AvH**
4.3	**Terugvoer (15)**	**Feedback (15)**	**PPM**
	PPM gee terugvoer rakende skrywes wat aan eienaars gerig is.	PPM provides feedback regarding the letters addressed to the owners.	
4.4	**Dakrande Vulliskamer**	**Roof Eaves Garbage Room**	**EP**
	Die rande is geseël. Die kantoorgebou is ook binne uitgeverf.	The eaves were sealed. The office building has also been painted inside.	
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 eise. Die jaarlikse hernuwing is ontvang. AvH sal die sonstelsel dokument voltooi. PPM sal die res doen.	No claims. The annual renewal was received. AvH will complete the solar system document. PPM will complete the rest.	**PPM** **AvH**
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 R 128 604.15 Bou Deposito R 46 320.33 Kleinkas R 1 744.51 Reserwe R 1 248 417.63 **TOTAAL R 1 425 086.62**	Cheque R 128 604.15 Building Deposits R 46 320.33 Petty Cash R 1 744.51 Reserve R 1 248 417.63 **TOTAL R 1 425 086.62**	
7.3	**Uitstaande Heffings**	**Outstanding Levies**	
	Slegs een eienaar is tans oortrokke en is oorhandig.	Only one owner is currently overdue and has been handed over for collection.	
8	**Argitektonies**	**Architectural**	
	‘n Skrywe is vanaf ‘n eienaar ontvang aangaande die notulering van ‘n navraag aan die Komitee in die vorige vergadering se Notule oor moontlike verslapping van dakhoogtes en rig ‘n navraag rakende die moontlike verslapping van die dekkings persentasie. Die Komitee bevestig eenparig dat die verandering van die algemene reël nie ondersteun word nie. Aansoeke sal op individuele basis oorweeg word. Waar aansoek gedoen word vir enige verslapping moet die bure wat moontlik geaffekteer kan word se toestemming ook verkry word. ‘n Skrywe sal aan die eienaar gerig word met die nodige proses wat gevolg moet word. Die voorstelle wat deur EP gemaak is oor moontlike wysigings en uitklarings in die Argitektoniese Riglyne sal bespreek word ná die Maart 2025 Trustee vergadering, vir voorlegging aan die lede by die volgende AJV.	A letter has been received from an owner regarding the noting of an enquiry in the minutes of the previous meeting regarding the relaxation of roof heights and enquires regarding the possible relaxation of the coverage percentage. The Committee confirmed unanimously that the change to the general rule is not supported. Applications will be considered on an individual basis. Where an application is made for any relaxation, the consent of the neighbours who might be affected must also be obtained. The owner will be informed regarding the process to be followed’ The proposals made by EP regarding possible amendments and clarifications to the Architectural Guidelines will be discussed after the March 2025 Trustee meeting, for submission to the members at the next AGM.	**AvH**
9	**Infrastruktuur**	**Infrastructure**	
	EP sal in Maart maand begin om die kantoorgebou se dak ook in stand te hou. Die brandkaste wat beplan word, sal in die	EP will star in March to maintain the office building roof as well. The planned fire cabinets will be addressed	**EP** **WvdM**

	begroting onder kapitale uitgawes aangespreek word. Indien drie permanente kabinette gebou word sal die totale koste ongeveer R22 500 beloop.	in the budget under capital expenditures. If three permanent cabinets are built, the total cost will be approximately R22 500.	**LN**
10	**Sekuriteit**	**Security**	
	Charles Vorster van Hands-0n-Security het gevra of hy vir die Trustees 'n voorlegging kan doen rakende hulle dienste. Hulle is ook in Danabaai gebaseer. Trustees besluit om hulle te nooi om ook 'n kwotasie in te dien vir die kameras op die Moquini grens. Dit sal 'n goeie toets wees van wat hulle kan doen en teen watter prys. 'n Baal van die Munisipale vullissakke wat voor die hek afgelewer is het verdwyn. Die komitee was in staat om dmv die cctv kameras te bepaal wie dit was ('n besoeker) en die sakke is terug gekry.	Charles Vorster from Hands-On-Security has asked if he can do a presentation for the Trustees regarding their services. They are also based in Dana Bay. The Trustees decides to invite him as well to submit a quotation for the cameras on the Moquini border. This will be a good test regarding their ability and pricing. A bale of the Municipal plastic bags that is delivered at the gate went missing. The committee was able to determine who the culprit was via the cctv cameras (a visitor) and the bags were recovered.	**HR**
11	**Instandhouding & tuine**	**Maintenance and gardens**	
	Dries en Sandy Snyman het plante vir die tuin geskenk en word in hul afwesigheid deur die trustees bedank.	Dries and Sandy Snyman donated plants for the garden and are thanked by the trustees in their absence.	
12	**Personeel**	**Staff**	
	Geen nuwe sake. Killer moet gereeld opvolg oor sy appel en die Trustees op hoogte hou.	No new business. Killer should regularly follow up on his appeal and keep the Trustees informed.	**EP**
13	**Nuwe sake**	**New Matters**	
13.1	**Klein hek kode**	**Small Gate Code**	
	'n Besluit word deur die komitee geneem dat die kode elke 3 maande sal verander word. Eienaars en Huurders sal ingelig word dat 'n verandering gaan plaasvind en kan dan per e-pos by Status Mark die nuwe kode aanvra indien hulle dit benodig.	A decision is made by the committee that the code will be changed every 3 months. Owners and Tenants will be informed of a planned change and can then request the code via email from Status Mark if they need it.	
14	**Besluite tussen vergaderings wat via Epos/WhatsApp gemaak is.**	**Decisions between meetings made via Email/WhatsApp**	
14.1	**Werkers permitte**	**Workers Permits**	

	BR075 - Aansoek vir huiswerker is ontvang en goedgekeur.	BR075 - Application for house worker has been received and approved.	
14.2	**Agente Induksies**	**Agent Induction**	
	Geen	None	
14.3	**Honde Registrasie**	**Dog Registration**	
	BR093 - Aansoek vir American Bulldog – Afgekeur agv grootte.	BR093 - Application for American Bulldog – Declined as a result of size.	
14.4	**Bouplanne Goedgekeur**	**Building Plans Approved**	
	Geen	None	
14.5	**Algemeen**	**General**	
	10 afstandbeheerders is aangekoop vir herverkoop aan inwoners.	10 remote controls have been purchased for resale to residents.	
	Toegangslys en lyste met goedkeuring vir honde en huiswerkers moet maandeliks op die vergadering geverifieer word.	Access list and lists with approvals of dogs and house workers must be verified monthly at the meeting.	
15	**Privaat Aangeleenthede**	**Private Matters**	
	Nie vir publikasie	Not for publication	
16	**Datum van volgende vergadering**	**Date of next meeting**	
	Die volgende vergadering sal gehou word op 12 Maart 2025. Die AJV sal gehou word op 7 Mei 2025 by Doxa Deo om 10:00. Koffie en Tee moet voorsien word vir ongeveer 50 mense. Met geen verdere sake om te bespreek nie verdaag die vergadering om 09:40.	The next meeting will be held on 12 March 2025. The AGM will be held on 7 May 2025 at Doxa Deo at 10:00. Coffee and tea should be provided for approximately 50 people. With no further matters to discuss, the meeting adjourns at 09:40.	**PPM**
	Goedgekeur / Approved 		