

NOTULE/MINUTES

BLUE RIDGE HUISEIENAARSVERENIGING / BLUE RIDGE HOME OWNERS ASSOCIATION

NOTULE VAN 'n ALGEMENE JAARVERGADERING VAN BLUE RIDGE HEV WAT GEHOUD IS OP WOENSDAG 8 MEI 2024 OM 09H00

BY DIE DOXA DEO KERKSAAL, DA GAMA STRAAT 34, DA NOVA

MINUTES OF AN ANNUAL GENERAL MEETING OF BLUE RIDGE HOA THAT WILL BE HELD ON WEDNESDAY 8 MAY 2024 AT 09H00

AT THE DOXA DEO CHURCH HALL 34 DA GAMA STREET, DA NOVA

1	Opening en Verwelkoming	1	Opening and Welcome
	Die Voorsitter, Arrie van Huyssteen, open die vergadering en heet almal welkom.		The Chairman, Arrie van Huyssteen, opens the meeting and welcomes everyone.
2	Teenwoordig, verskonings en volmagte	2	Attendance, apologies and proxies
2.1	Vasstelling van Kworum	2.1	Confirmation of Quorum
	Teenwoordig: 26 Volmagte: 40 66 Ingevolge die Grondwet moet 51 van die Erwe se eienaars teenwoordig wees in persoon, of per volmag, en 'n kworum is dus bereik.		Present: 26 Proxies: 40 66 In terms of the Constitution, 51 of the Erven's owners must be present in person, or by proxy, and a quorum has therefore been reached.
3	Voorsittersverslag	3	Chairman's report
	Die Voorsitter gee 'n opsomming van die Voorsittersverslag wat saam met die kennisgewing van die AJV aan almal versprei is. Besprekingspunte van belang: Die kantoorgebou se planne wat goedgekeur moet word deur die Munisipaliteit en onderhoudswerk daaraan. Na 'n navraag van Mnr Piet Du Plooy oor die proses wat gevolg word om uitgawes goed te keur verduidelik die Voorsitter dat daar 'n finansiële beleid in plek is. Drie kwotasies is aangevra soos vereis. Enige items wat aan die einde van die projek nie na wense was nie is op die bouer se onkoste aangespreek.		The Chairperson gives a summary of the Chairman's Report which was distributed with the notice of the AGM to all. Discussion points of interest: The office building's plans to be approved by the Municipality and maintenance work on the building. After an inquiry from Mr Piet Du Plooy about the process followed to approve expenditure, the Chairperson explained that there is a financial policy in place. Three quotations were requested as required. Any items that were not completed properly at the end of the project were addressed at the contractor's expense.

	Die probleem wat tans aangespreek word is vog wat opslaan in die mure van die motorhuis. Dit is 'n probleem wat met die oorspronklike oprig van die gebou ontstaan het en is baie moeilik en duur om na die tyd te probeer regstel. Enige voorstelle wat eienaars met ondervinding rakende vog probleme vir die Trustees het kan ná die vergadering bespreek word. Aanvaarding van die Voorsittersverslag: Voorgestel: Konrad Teichert Gesekondeer: Pieter Boshoff Stemming: Vir 62 Teen 1		The problem currently being addresses is rising moisture in the walls of the garage. The problem originated with the initial construction of the building and is then very difficult and expensive to try and fix afterwards. Any suggestions owners with experience relating to moisture have for the Trustees can be discussed after the meeting. Acceptance of the Chairman's Report: Proposed: Konrad Teichert Seconded: Pieter Boshoff Voting: For 62 Against 1
4	Goedkeuring van vorige AJV notules	4	Approval of the previous AGM minutes
4.1	AJV – 3 Mei 2023	4.1	AGM – 3 May 2023
	Geen verdere insette rakend die vorige notule. Aanvaarding van Notule: Voorgestel: Gloria van der Merwe Gesekondeer: Gerhard Coetzee Stemming: Vir 64 Teen 1		No further input regarding previous minutes. Acceptance of Minutes: Proposed: Gloria van der Merwe Seconded: Gerhard Coetzee Voting: For 64 Against 1
5	Finansies	5	Finances
5.1	Finansiële state 2024	5.1	Financial statements 2024
	Die geouditeerde finansiële state was aan al die lede uitgestuur saam met die kennisgewing van die AJV. Geen navrae is ontvang nie. Mnr. Germishuys versoek dat die ouditeure in die toekoms 'n opsomming van die state verskaf wat vinnig gelees en maklik verstaan kan word deur lede. Die bestuursagent onderneem om die versoek aan die ouditeure deur te gee. Aanvaarding van Finansiële State: Voorgestel: Reinette van Huyssteen Gesekondeer: Marinda Teichert Stemming: Vir 65 Teen 0		The audited financial statements were sent out to all the members along with the notice of the AGM. No questions were received. Mr. Germishuys requests that the auditors provide the members with a summary that can be read quickly and understood easily. The Managing Agent undertook to pass the request on to the auditors. Acceptance of Financial Statements: Proposed: Reinette van Huyssteen Seconded: Marinda Teichert Voting: For 65 Against 0
5.2	Hersiene Begroting 2024/2025	5.2	Revised Budget 2024/2025
	Die Voorsitter verduidelik dat die voorlopige begroting wat op die vorige vergadering goedgekeur is, elke jaar hersien word vir ingeval daar enige veranderinge deur die lede goedgekeur moet word, waarna dit as die finale begroting vir die huidige finansiële jaar goedgekeur word. Die hersiene begroting is saam met die kennisgewing van die AJV aan al die lede uitgestuur. Die Voorsitter vra of daar enige vrae is.		The Chairperson explains that the provisional budget approved at the previous meeting is reviewed every year in case any changes need to be approved by the members, whereafter it is approved as the final budget for the current financial year. The revised budget was sent out to all members with the notice of the AGM. The Chairman asks if there are any questions.
5.2.1	Inkomste en Operasionele Uitgawes	5.2.1	Income and Operational Expenses
	Mnr. Piet Du Plooy bevraagteken die		Mr. Piet Du Plooy questioned the annual

		heffings se jaarlikse styging in die voorlopige begroting wat gewoonlik so bly as die begroting as finaal bevestig word. Die Voorsitter verduidelik dat operasionele koste elke jaar styg en die HEV is nie immuun daarteen nie. Dit is dus onmoontlik om behoorlike finansiële beplanning te doen sonder om heffings dienoreenkomstig te verhoog. Die verhoging word hoofsaaklik gebaseer op inflasie verwagting. Indien dit egter bevind word dat dit nie nodig sou wees nie, kan dit op die AJV aangepas word gedurende die finale goedkeuring van die begroting. Die Voorsitter noem ook dat dit altyd beter is om geleidelike verhogings in te stel as gevolg van behoorlike medium termyn beplanning eerder as om lede te verras met groot verhogings of selfs met spesiale heffings. 'n Vraag word van die vloer af gevra oor vooruitbetaalde heffings en of dit deel vorm van die reserwefonds. Die Voorsitter bevestig dat dit nie deel vorm van die reserwefonds nie aangesien dit nie as inkomste erken word nie. 'n Versoek word gerig dat die ouditeur dit so in die notas moet spesifiseer. 'n Versoek word deur Mnr. Germishuys gerig rakende die maandelikse betaling van rente aan lede op die vooruitbetaalde heffings. Die Voorsitter verduidelik dat dit nie maandelik sal wees nie aangesien die HEV nie as 'n bank kan en wil optree nie. Die Bestuursagent dui ook aan dat die prakties nie uitvoerbaar sal wees nie. Indien lede dus rente op die geld wil verdien moet dit eerder teruggehou word om rente by hulle eie bank te verdien.			increase in levies in the provisional budget which then normally stay as such when the budget is accepted as the final for the current financial year. The Chairman explains that operational costs increase every year, and the HOA is not immune against it. It is therefore impossible to do proper financial planning without increasing levies accordingly. It is mainly based on expected inflation. If it is however found that it would not be necessary, it can be adjusted at the next AGM during the final budget approval process. The Chairman also mentions that it is always better to increase levies gradually because of proper medium-term planning, rather than sudden large and unexpected increases or even special levies. A question is asked from the floor about prepaid levies and whether they form part of the reserve fund. The Chairman confirms that it is not part of the reserve fund as it is not recognised as revenue. A request is made that the auditor must specify it as such in the notes. A request is made by Mr. Germishuys regarding the possibility to pay interest to members who are paid up in advance on levies. The Chairman explains that it will not be possible because the HOA cannot and do not want to act as a bank. The Managing Agent also indicate that it will not be practical to do so. Members wanting to earn interest on the funds should rather hold advance payments back to earn interest at their own bank.
		5.2.2 Projekte – Beplande Instandhouding			5.2.2 Projects – Planned Maintenance
		Kwotasies is aangevra vir die vervanging van die hek motors en opgradering van die "cell to gate" sisteem en daar word voorsiening gemaak in die begroting.			Quotes were requested for the replacement of the gate motors and upgrade of the "cell to gate" system and provision is made in the budget.
		5.2.3 Projekte – Beplande Kapitale Uitgawes			5.2.3 Projects – Planned Capital Expenses
		Trustees is tans in gesprek met Moquini rakende die heining tussen Blue Ridge en Moquini. Dit gaan 'n groot uitgawe tot gevolg hê wat tussen Blue Ridge en Moquini verdeel sal word. Daar word dus voorsiening gemaak vir ten minste 'n deel van die verwagte onkoste. Mnr. Gerrie Germishuizen versoek dat die heining se opgradering aan eienaars moet			Trustees are currently in discussions with Moquini regarding the fence between Blue Ridge and Moquini. This is going to result in a major expense that will be split between Blue Ridge and Moquini. Provision is therefore made for at least a portion of the expected cost. Mr. Gerrie Germishuizen requests that the fence's upgrade be communicated to owners should it differ from the current fence.

			gekommunikeer word indien dit sou verskil van die huidige heining.			
		Aanvaarding van die 2024/2025 begroting: Voorgestel: Gerrie Germishuizen Gesekondeer: Gerhard Coetzee Stemming: Vir 64 Teen: 1			Acceptance of the 2024/2025 budget: Proposed: Gerrie Germishuizen Seconded: Gerhard Coetzee Voting: For 64 Against 1	
		5.3 Konsep Begroting 2025/2026			5.3 Concept Budget 2025/2026	
		Die konsep begroting is saam met die kennisgewing van die AJV aan al die lede uitgestuur. Die Voorsitter vra of daar enige vrae is.			The concept budget was sent out to all members with the notice of the AGM. The Chairman asks if there are any questions.	
		5.3.1	Inkomste en Operasionele Uitgawes		5.3.1	Income and Operational Expenses
			Geen vrae word ontvang.			No questions are received.
		5.3.2	Projekte – Beplande Instandhouding		5.3.2	Projects – Planned Maintenance
			Geen vrae word ontvang.			No questions are received.
		5.3.3	Projekte – Beplande Kapitale Uitgawes		5.3.3	Projects – Planned Capital Expenses
			Geen vrae word ontvang.			No questions are received.
		Aanvaarding van konsep begroting: Voorgestel: Pieter Boshoff Gesekondeer: Ben Truter Stemming: Vir 64 Teen 1			Approval of the concept budget: Proposed: Pieter Boshoff Seconded: Ben Truter Voting: For 64 Against 1	
		5.4	% Rente op agterstallige heffings – voorstel om onveranderd op 18% te bly.		5.4	% Interest on arrear levies – recommendation to remain at 18%.
		Lede word deur die Voorsitter bedank vir hul gereelde betaling van heffings. Daar is slegs twee lede wat agterstallig en oorhandig is vir invordering. Aanvaarding van 18% per jaar voorstel: Voorgestel: Kobus Breyl. Gesekondeer: Johanna Neveling Stemming: Vir 65 Teen 0			Members are thanked by the Chairperson for their regular payment of levies. There are only two members who are overdue and handed over for collection. Approval of the 18% proposal: Proposed: Kobus Breyl. Seconded: Johanna Neveling Voting: For 65 Against 0	
		5.5	Mandaat aan PPM (Status Mark) om CSOS dokumente te kan indien.		5.5	Mandate to PPM (Status Mark) to submit CSOS documentation.
		Goedkeuring dat nodige dokumente deur die Bestuursagent ingedien kan word namens die Blue Ridge HEV: Voorstel: Hennie Hanekom Gesekondeer: Gerhard van Zyl Stemming: Vir 65 Teen 0			Approval that the Managing Agent can submit the necessary documents on behalf of the Blue Ridge HOA: Proposed: Hennie Hanekom Seconded: Gerhard van Zyl Voting: For 65 Against 0	
6	Lede Dokumente:			6	Member Documents:	

	6.1 Gedragsreëls		6.1 Conduct Rules
	Die Gedragsreëls is saam met die kennisgewing van die AJV aan al die lede uitgestuur. Die verandering is in geel gemerk sodat lede dit maklik kon uitken. Geen vrae of verdere insette is voor die tyd ontvang nie en die Voorsitter vra of daar enige vrae is van die vloer af is. Versoek om die Gedragsreëls goed te keur: Voorgestel: Konrad Teichert Gesekondeer: Reinert van Huyssteen Stemming: Vir 63 Teen 1		The Conduct Rules were sent out to all members with the notice of the AGM. The changes were marked in yellow for ease of reference. No questions or further inputs were received prior to the meeting and the Chairman asks if there are any questions from the floor. Request to approve the Conduct Rules: Proposed: Konrad Teichert Seconded: Reinert van Huyssteen Voting: For 63 Against 1
	6.2 Argitektoniese- en Boureëls		6.2 Architectural and Building Rules
	Die Argitektoniese Bou reëls is ook saam met die kennisgewing van die AJV aan al die lede uitgestuur. Die verandering is in geel gemerk sodat lede dit maklik kon uitken. Geen vrae of verdere insette is voor die tyd ontvang nie en die Voorsitter vra of daar enige vrae is van die vloer af is. Versoek om die Argitektoniese- en Boureëls goed te keur: Voorgestel: Gloria van der Merwe Gesekondeer: Willem van der Merwe Stemming: Vir 61 Teen 4		The Architectural and Building Rules were also sent out to all members with the notice of the AGM. The changes were marked in yellow for ease of reference. No questions or further inputs were received prior to the meeting and the Chairman asks if there are any questions from the floor. Request to approve the Architectural and Building Rules: Proposed: Gloria van der Merwe Seconded: Willem van der Merwe Voting: For 61 Against 4
	7 Aanstelling van ouditeure		7 Appointment of auditors
	Voorstel dat die huidige ouditeure (Rain) vir die volgende jaar behoue bly: Voorgestel: Ben Truter Gesekondeer: Gerrie Germishuizen Stemming: Vir 65 Teen 0		Proposal to retain the current auditors (Rain) for the next financial year: Proposed: Ben Truter Seconded: Gerrie Germishuizen Voting: For 65 Against 0
	8 Bepaling van domicilium citandi et executandi		8 Determination of the domicilium citandi et executandi
	Tans die kantoor van die Bestuursagent. Voorstel dat dit dieselfde bly: Voorgestel: Tertius Teichert Gesekondeer: Vallerie Meggersee Stemming: Vir 65 Teen 0		Currently the office of the Managing Agent. Proposal to keep it the same: Proposed: Tertius Teichert Seconded: Vallerie Meggersee Voting: For 65 Against 1
	9 Verkiesing van Komiteelede vir Vakante Posisies – 2 lede (Klousule 7.1)		9 Election of Committee Members for Vacancies – 2 members (Clause 7.1)
	Daar is twee nominasies ontvang in ooreenstemming met die bepalings van die Grondwet dat nominasies ten minste 3 werksdae voor 'n vergadering ingehandig moet word.		Two nominations were received in accordance with the provisions of the Constitution that nominations must be handed in at least 3 working days before a meeting.

	Mnr du Plooy noem dat sy nominasie van Mnr Sol van Wyk ook oorweeg moes word. Die Voorsitter noem dat aangesien dit heeltemal te laat ingedien is, is daar besluit dat dit volgens die grondwet nie toegelaat kan word nie. 1. Pieter Boshoff 2. Tertius Teichert Die lede word dus onbestrede verkies tot die Komitee.		Mr, du Plooy mentions that his nomination of Mr. Sol van Wyk should also be considered. The Chairman mentions that since it was received long after the deadline, it was decided it could not be allowed according to the constitution. 1. Pieter Boshoff 2. Tertius Teichert The two members are therefore elected unopposed to the Committee.
10	Afsluiting	10	Closure
	Die Voorsitter bedank almal weereens vir hul teenwoordigheid. Hy spreek ook sy dank uit teenoor die ander komiteelede wat 'n onbaatsugtige diens lewer tot die HEV van Blue Ridge. Dit word ook genoem dat die terreinwerker Killa, hom as prediker gekwalifiseer het en hy word dus geluk gewens met die prestasie. Gerrie Germishuizen bedank ook namens die lede die komitee vir die goeie werk wat hul doen en ook vir Status Mark. Die volgende vergadering se datum sal bepaal word. Die lede versoek dat verversings vir volgende jaar gereël sal word. Koffie en tee na die vergadering sal verskaf word. Vergadering verdaag om 10:20		The Chairman once again thanked everyone for their presence. He also expresses his gratitude to the other committee members who provide a selfless service to the HOA of Blue Ridge. It is also mentioned that the site worker Killa, qualified him as a minister and he is therefore congratulated on the achievement. Gerrie Germishuizen also thanked the committee as well as Status Mark on behalf of the members for the good work they are doing. The next meeting's date will be determined. The members request that refreshments be arranged for next year. Coffee and tea will be provided after the meeting. Meeting adjourns at 10:20
	 GOEDGEKEUR / APPROVED: DATUM / DATE: 2025/05/14		