

NOTULE/MINUTES

BLUE RIDGE HEV (101)

NOTULE VAN 'N TRUSTEE VERGADERING VAN BLUE RIDGE HEV WAT GEHOU IS OP 2025/04/09 OM 08H00 OP PERSEEL

MINUTES OF A COMMITTEE MEETING FOR BLUE RIDGE HOA THAT WAS HELD ON 2025/04/09 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) Eric Potgieter (EP) Hein Radley (HR) Erna Andrews (PPM)	Present: Arrie van Huyssteen (AvH) Pieter Boshoff (PB) Willem van der Merwe (WvdM) Leon Neveling (LN) Eric Potgieter (EP) Hein Radley (HR) Erna Andrews (PPM)	
4	Goedkeuring van vorige notule: 2025/03/12 en sake voortspruitend	Approval of previous minutes: 202503/12 and amtters arising	
	Die vorige notule van 2025/02/12 word eenparig goedgekeur.	The previous minutes of 2025/02/12 are unanimously approved.	
4.1	Brandkrane en toerusting	Fire hydrants and Equipment	
	Staan oor tot volgende finansiële jaar.	Stands over to the next financial year.	
4.2	Moquini Heining	Moquini fence	AvH
	Afgehandel. Oorwegend positiewe kommentaar is ontvang.	Completed. Mostly positive feedback has been received.	
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 Kantoorgebou (9)	Roof Eaves Office Building (9)	EP
	Afgehandel	Completed	
4.5	Kameras (10)	Cameras (10)	HR
	Kwotasies is verkry. Daar is ongeveer R320 000 begroot vir die uitbreiding en moet goedgekeur word by die AJV. Ongeveer 12 groot, langafstand kameras en 5 kleiner kameras word benodig. Kwotasies sluit 'n elektrisiën en pype uit. Daar moet ingedagte gehou word dat moniterings koste gaan styg agv die vermeerdering van die kameras. 'n Voorstel word gemaak dat daar met moniteringsmaatskappy onderhandel word vir goedkoper paaient per kamera punt agv die hoer getal kameras. HR sal Charl Vorster van Hands on Security in Danabaai ook nader vir 'n kwotasie.	Quotations have been obtained. There is approximately R320,000 budgeted for the expansion and needs to be approved at the AGM. Approximately 12 large, long-distance cameras and 5 smaller cameras are needed. The quotations exclude an electrician and pipes. It should be kept in mind that monitoring costs will increase as a result of the higher number of cameras. A proposal is made to negotiate with the monitoring company for a cheaper payment per camera point due to the higher number of cameras. HR will also approach Charl Vorster from Hands on Security in Dana Bay for a quotation.	
4.6	Killer status	Killer status	
	Vergadering was gehou met Killer. Hy sal die komitee op hoogte hou van vordering.	A meeting was held with Killer. He will keep the committee informed of progress.	
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	
	Die heiningwat geïnstalleer moet by die versekering gevoeg word.	The fence that was installed must be added to the insurance.	
7	Finansies	Finance	
7.1	Bestuurstate	Management Statements	
	Die bestuurstate is ontvang en word as korrek aanvaar. Daar was laas maand 'n probleem met Cyber South se paaient. 'n Voorstel word gemaak dat dit per debietorder elke maand afgetrek word. PPM sal dit so reël.	The management reports have been received and are accepted as correct. There was an issue with Cyber South's payment last month. A proposal is made that it be deducted via debit order every month. PPM will arrange it accordingly.	
7.2	Bankbalanse	Bank balances	
	Tjek R 126 676.89 Bou Deposito R 60 814.54 Kleinkas R 4358.30 Reserwe R 1 277 862.85 TOTAAL R 1 469 712.58	Cheque R 126 676.89 Building Deposits R 60 814.54 Petty Cash R 4358.30 Reserve R 1 277 862.85 TOTAL R 1 469 712.58	

7.3	Uitstaande heffings	Outstanding levies	
	Drie eienaars is agterstallig met heffings. Net een eienaar is al langer as 90 dae uitstaande en is oorhandig vir invordering.	Three owners are in arrears with levies. Only one owner has been outstanding for more than 90 days and has been handed over for collection.	
8	Argitektonies	Architectural	
	Geen	None	
9	Infrastruktuur	Infrastructure	
	Geen	None	
10	Sekuriteit	Security	
	Geen	None	
11	Instandhouding & tuine	Maintenance and gardens	
	Gemeenskaplike tuine lyk baie mooi versorg.	The communal gardens look very well-maintained.	
12	Personeel	Staff	
	Geen	None	
13	Nuwe sake	New Matters	
13.1	AJV Prep	AGM prep	
	Die AJV se datum word met 'n week aangeskuif na 14 Mei agv die vakansiedae in April en Mei. Die kennisgewing en nodige dokumentasie moet dus teen 16 April om die 15 besigheidsdae wat die grondwet voorskryf te bevredig. Daar is veranderings op die Gedragsreëls en Argitektoniese Riglyne wat voorgelê moet word by die AJV vir goedkeuring. Koffie en Tee sal voorsien word vir ongeveer 50 mense voor die vergadering om 09:00 begin. Die sperdatum vir nominasies sal aan die einde van besigheid (17h00) op Vrydag 9 Mai wees. Geen laat nominasies kan aanvaar word nie. Enige navrae rakende die dokumentasie moet ingedien word voor 25 April.	The date for the AGM is moved by a week to 14 May as a result of the holidays during April and May. The notice and associated documentation must therefore be sent out by 16 April to satisfy the 15 business day required by the constitution. There are amendments to the Code of Conduct and Architectural Guidelines that need to be presented at the AGM for approval. Coffee and tea will be provided for approximately 50 people before the meeting starts at 09:00. The deadline for nominations will be end of business (17h00) on Friday 9 May. No late submissions can be accepted. Any questions regarding the documentation must be submitted before 25 April.	
13.2	Konsep begroting	Draft Budget	
	AvH het die konsepbegroting aan al die Trusteë gestuur vir insette en almal dui aan dat hulle tevrede is met die begroting om by die AJV voorgelê te word.	AvH has sent the draft budget to all the Trustees for input, and everybody indicates that they are happy for the budget to be submitted to the AGM.	
13.3	Vullisdromme	Refuse bins	

	Daar kort ongeveer 10 dromme in die garage vir Groen en Blou sakke. 'n Voorstel word gemaak dat 10 dromme oorgeskuif word vanaf die swart sak area.	There is a shortage of about 10 bins in the garage for Green and Blue bags. A proposal is made to move 10 bins from the black bag area.	
13.4	'n Knoppie vir garagedeur	'n Switch for garage door	
	Dit lyk nie baie mooi as mens inry by Blue Ridge en die garage deur by die kantoor staan oop met die asblikke in nie. 'n Voorstel is ontvang dat daar 'n knoppie geïnstalleer word aan die linkerkant waar eienaars die deur oop en toe kan maak soos nodig. Die voorstel word eenparig goedgekeur deur die komitee. AvH sal kyk na alle opsies en die knoppie self installeer indien moontlik.	It doesn't look very appealing when entering Blue Ridge and the garage door by the office is open with the bins inside. A proposal was received to install a button on the left side, allowing owners to open and close the door as needed. The proposal is unanimously approved by the committee. AvH will explore all options and install a button himself if possible.	AvH
14	Besluite tussen vergaderings wat via Epos/WhatsApp gemaak is.	Decisions between meetings made via Email/WhatsApp	
14.1	Werkerspermitte	Workers Permits	
	Geen	None	
14.2	Agente Induksies	Agente Induksies	
	Geen	None	
14.3	Honde Registrasie	Honde registrasie	
	BR073 – Goedgekeur	BR073 - approved	
14.4	Bouplanne Goedgekeur	Building Plans Approved	
	Die volgende planne was nagegaan: BR047: Goedgekeur BR081: Terugverwys BR091: Goedgekeur	The following plans were reviewed: BR047: Approved BR081: Referred back BR091: Approved	
14.5	Algemeen	Algemeen	
	Kwotasie vir klas 6 pyp goedgekeur vanaf Build-It.	Quotation for class 6 pipe have been approved from Build-It.	
15	Privaat aangeleenthede	Private Matters	
	Nie vir publikasie	Not for publication	
16	Datum van volgende vergadering	Date of next meeting	
	Indien navrae ontvang is deur eienaars sal die volgende vergadering gehou word op 30 April 2025. Met geen verdere sake nie verdaag die vergadering om 10:00.	If inquiries are received from owners, the next meeting will be held on 30 April 2025. With no other matters to discuss the meeting adjourns at 10:00	
	Goedgekeur / Approved 		