

NOTULE/MINUTES

BLUE RIDGE HEV (101)

NOTULE VAN 'N AD-HOC TRUSTEE VERGADERING VAN BLUE RIDGE HEV WAT GEHOUD IS OP 2025/05/19 OM 14H00 OP PERSEEL

MINUTES OF AN AD-HOC COMMITTEE MEETING FOR BLUE RIDGE HOA THAT WAS HELD ON 2025/05/19 AT 14H00 ON SITE

1	Konstituering	Constitution	
	Eerste vergadering na die AJV en 5 nuut gekose (4 herkies en Brenda Coetzee nuut verkies) Trustees is teenwoordig sowel as een Trustee wat tweede jaar van 2-jaar termyn begin (Piet Boshoff). Die vergadering is dus behoorlik saamgestel en kan voortgaan. Vergadering gaan slegs 'n paar dringende items aanspreek en sal dus nie die volledige agenda van die maandelikse vergaderings volg nie.	First meeting after the AGM and 5 newly elected (4 re-elected and Brenda Coetzee newly elected) Trustees are present as well as one Trustee starting second year of 2-year term (Piet Boshoff). The meeting is therefore properly constituted and can proceed. The meeting is only going to address a few urgent items and will therefore not follow the full agenda of the monthly meetings.	
2	Verwelkoming	Welcoming	
	Arrie van Huyssteen, as vorige voorsitter, heet almal welkom en open die vergadering.	Arrie van Huyssteen, as previous chairman, 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) Brenda Coetzee (BC) Verskoning: 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) Brenda Coetzee (BC) Apologies: Hein Radley (HR) Erna Andrews (PPM)	
4	Bevestiging van Agenda	Confirmation of Agenda	
	1. Aanstelling van Trustees in verantwoordelikhede	Appointment of Trustees to Responsibilities	

	2. CCTV Projek 3. Sny van gras langs oop erwe 4. Proppe vir palissade hening se pale 5. BR052 versoek vir heining 6. BR094 versoek vir blombedding 7. Instandhouding van straatligte 8. Frekwensie van trustee-vergaderings	CCTV Project Mowing grass along open yards Caps for palisade fence's poles BR052 request for fence BR094 request for flower bed Maintenance of streetlights Frequency of Trustee meetings	
4.1	Aanstelling van Trustees in verantwoordelikhede	Appointment of Trustees to Responsibilities	
	'n Voorstel word deur LN gemaak dat verantwoordelikhede waar moontlik in plek bly om kontinuïteit te verseker. Die voorstel word eenparig aanvaar met die gevolg dat die volgende verantwoordelikhede in plek bly met slegs die tesourier wat verander: Voorsitter: A. van Huyssteen Tesorier: B. Coetzee Sekretaris: A van Huyssteen Bou-Subkomitee: L. Neveling W. van der Merwe Sekuriteit: H. Radley Tuine: E. Potgieter Grensheining: P. Boshoff Ander dringende aspekte soos waterlekke, elektrisiteit onderbrekings, ens. sal deur enige Trustee wat op daardie oomblik beskikbaar is aangespreek word.	A proposal is made by LN that responsibilities remain in place where possible to ensure continuity. The proposal is adopted unanimously with the result that the following responsibilities remain in place with only the treasurer changes: Chairperson: A. van Huyssteen Treasurer: B. Coetzee Secretary: A van Huyssteen Bou Subcommittee: L. Neveling W. van der Merwe Security: H. Radley Gardens: E. Potgieter Boundary fence: P. Boshoff Other urgent aspects such as water leaks, electricity outages, etc. will be addressed by any Trustee available at that moment.	
4.2	CCTV Projek	CCTV Project	
	Met die begroting se goedkeuring by die pas afgelope AJV is die cctv projek ook goedgekeur. Die Trustees oorweeg die kwotasies wat vir die projek bekom is en die besluit om WiMation aan te stel word eenparig geneem. WiMation is die bestaande diensverskaffer en alhoewel hulle prys 'n klein bietjie duurder is, word besluit dat die voordeel van 'n enkele diensverskaffer die beste uitkoms sal bied. Verskillende diensverskaffers gebruik verskillende tegnologieë en is geneig om mekaar te blameer indien iets sou verkeerd gaan. AvH sal die instruksie aan SM gee om die deposito te betaal om die projek aan die gang te kry. Die toerusting behoort by die einde van Junie afgelewer te wees en installasie sal dan begin.	With the budget's approval at the recent AGM, the cctv project was also approved. The Trustees considered the quotes obtained for the project and the decision to appoint WiMation is made unanimously. WiMation is the existing service provider and although their price is a little bit more expensive, it is decided that the benefit of a single service provider will provide the best outcome. Different service providers use different technologies and tend to blame each other if something goes wrong. AvH will give the instruction to SM to pay the deposit to get the project started. The equipment should be delivered by the end of June and installation will then begin.	AvH
4.3	Sny van gras langs oop erwe	New Matters	
	'n Versoek is ontvang dat die rande van	A request has been received that the	EP

	oop erwe waar dit aan 'n bestaande beboede eiendom grens, ook deur die HOA-tuindienste onderhou moet word, soortgelyk aan die kante wat aan die paaie grens. Daar word ooreengekom dat dit sal maak en nie 'n groot bykomende uitgawe vir die HOA sal meebring nie. EP sal die omvang hiervan ondersoek en 'n besluit sal dan geneem word of Coastal Services 'n bietjie meer per maand vir die bykomende diens betaal moet word.	edges of open erven where it borders on an existing property should be maintained by the HOA garden services as well, similar to the sides bordering on the roads. It is agreed that this will make sense and would not entail a large additional expense to the HOA. EP will investigate the extend of this and a decision will then be made if Coastal Services should be paid a bit more per month for the additional service.	
4.4	Proppe vir palissade hening se pale	Caps for palisade fence's poles	
	'n Verskaffer is gevind vir die proppe wat nodig is om te keer dat water in die palissade heining se pale beland. Besluit word geneem om 45 proppe aan te koop sodat pale behoorlik in stand gehou kan word. EP sal propper aankoop.	A supplier was found for the caps needed to prevent water from getting into the palisade fence's posts. Decision is taken to purchase 45 caps so that poles can be properly maintained. EP will purchase the caps.	EP
4.5	BR052 versoek vir grensheining	BR052 request for boundary fence	
	'n Versoek is ontvang vanaf BR052 om 'n 600mm hoë grensheining van Clear-Vu rondom agterplaas te installeer. Versoek word goedgekeur met vereiste dat dit nie vanaf die pad sigbaar mag wees nie soos deur Argitektoniese reëls vereis word. AvH sal 'n antwoord aan BR052 voorberei vir SM om uit te stuur.	A request was received from BR052 to install a 600mm high Clear-Vu boundary fence around backyard. Request is approved with requirement that it must not be visible from the road as required by Architectural rules. AvH will prepare an answer for BR052 for SM to send out.	AvH
4.6	BR094 Blombedding	BR094 Flowerbed	
	'n Versoek vanaf BR094 vir Blue Ridge se HEV om verantwoordelikheid vir die instandhouding van die blombedding aan die westekant oor te neem. Die blombedding val hoofsaaklik in die algemene eiendom as deel van die groenstrook en die Trustees staan die versoek toe. Dit sal toelaat dat die keuse van plante en die instandhouding binne die beheer van die HEV sal val en tot voordeel van die algemene stand van die tuine wees. EP sal dit so implementeer en AvH sal inwoner inlig.	A request from BR094 for Blue Ridge's HOA to take over responsibility for the maintenance of the flower bed on the western side. The flower bed falls primarily into the common property as part of the green strip and the Trustees grant the request. This will allow the selection of plants and the maintenance to fall within the control of the HOA and benefit the general condition of the gardens. EP will implement it that way and AvH will inform resident.	EP AvH
4.7	Straatligte in Floraweg	Streetlights in Flora Road	
	Die ligte aan die Oostelike grensmuur van Floraweg word gereeld deur reënweer geaffekteer agv die oorspronklike swak installasie van die elektriese kables. Dit veroorsaak ook dat die cctv kameras op die Noord-Oostelike hoek geaffekteer word. Die kables is nou behoorlik in pype geïnstalleer en die ligte en cctv kameras is op aparte skakelaars gesit. Dieselfde probleem bestaan aan die Westekant van die pad en PB sal CBS vra om ook 'n kwotasie te gee om daardie kant ook reg te stel.	The lights on the Eastern boundary wall of Flora Road are regularly affected by rainy weather due to the original poor installation of the electrical cables. This also causes the cctv cameras on the North-Eastern corner to be affected. The cables are now properly installed in pipes and the lights and cctv cameras have been put on separate trip switches. The same problem exists on the Western side of the road and PB will ask CBS to provide a quote to fix that side as well.	

4.8	Frekwensie van Trustee vergaderings	Frequency of Trustee meetings	
	AvH maak 'n voorstel dat Trustee vergaderings slegs elke twee maande gehou word. Sodra die cctv projek voltooi is sal die landgoed grootliks in 'n instandhoudings modus ingaan en agv die effektiewe manier waarop die Trustees in die voorafgaande jaar besluite en kommunikasie via e-pos en WhatsApp hanteer het, is die gevoel dat maandelikse vergaderings nie meer nodig is nie. Die grondwet vereis slegs 'n minimum van kwartaallikse vergaderings. Die Trustees ondersteun die voorstel en vergaderings sal dus vanaf Julie slegs elke twee maande op die tweede Woensdag van die maand plaasvind.	AvH makes a proposal that Trustee meetings be held only every two months. Once the cctv project is completed, the estate will largely go into maintenance mode and due to the effective way in which the Trustees handled decisions and communication via email and WhatsApp in the previous year, the feeling is that monthly meetings are no longer necessary. The constitution requires only a minimum of quarterly meetings. The Trustees support the proposal, and meetings will therefore only take place every second month from July going forward on the second Wednesday of the month.	AvH
5	Datum van volgende vergadering	Date of next meeting	
	Volgende vergadering 9 Julie 2025 om 09:00 Met geen verdere sake nie verdaag die vergadering om 15:00.	Next meeting 9 July 2025 at 09:00 With no other matters to discuss the meeting adjourns at 15:00	
	Goedgekeur / Approved 2025/07/09 		