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NOTULE/MINUTES

BLUE RIDGE HEV (101)

NOTULE VAN 'N TRUSTEE VERGADERING VAN BLUE RIDGE HEV WAT GEHOU IS OP 2025/07/09 OM 08H00 OP PERSEEL

MINUTES OF A COMMITTEE MEETING FOR BLUE RIDGE HOA THAT WAS HELD ON 2025/07/09 AT 08H00 ON SITE

1	**Konstituering**	**Constitution**	
	Sewe Trustees is teenwoordig. Die vergadering is dus behoorlik saamgestel en kan voortgaan.	Seven Trustees are present. The meeting is therefore constituted properly and may proceed.	
2	**Verwelkoming**	**Welcome**	
	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) Brenda Coetzee (BC) 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) Brenda Coetzee (BC) Erna Andrews (PPM)	
4	**Goedkeuring van vorige notule: 2025/05/19 en sake voortspruitend**	**Approval of previous minutes: 2025/05/19 and mtters arising**	
4.1	**CCTV Projek**	**CCTV Project**	
	Die projek is in proses en behoort binne die volgende week afgehandel te wees. CBS Elektreis gaan die elektriese konneksies doen. Koste beloop ongeveer R1200.00. Trustees sal met DBS onderhandel oor die fooi vir monitering per kamera. Daar gaan ongeveer 31 kameras wees. Tans beloop die onkoste R350 per	The project is in progress and should be completed within the next week. CBS Electrical will handle the electrical connections. The cost is approximately R1200.00. The trustees will negotiate with DBS regarding the monitoring fee per camera. There will be approximately 31 cameras. Currently, the cost amounts to R350 per	**AvH** **HR**

	kamera.	camera.	
4.2	**Sny van gras langs oop erwe**	**Cutting of grass along open erven**	
	Afgehandel.	Finalized.	**EP**
5	**Bevestiging van Agenda/Nuwe sake**	**Confirmation of Agenda/ Additional Matters**	
	Nuwe sake sal bygevoeg word onder punt 13.	New matters will be added under point 13.	
6	**Versekering**	**Insurance**	
	Geen nuwe eise is ingedien nie. PPM moet vir Hannes le Roux vra om waardasie te doen ten opsigte van die gemeenskaplike eiendom sodat nuwe heining en CCTV ingesluit kan word.	No new claims have been submitted. PPM must ask Hannes le Roux to conduct a valuation regarding the communal property to ensure the new fence and CCTV are included.	**PPM**
7	**Finansies**	**Finance**	
7.1	**Bestuurstate**	**Management Statements**	
	Die bestuurstate is aan al die Trustees gestuur. BC het met Brenda by PPM 'n vergadering gehad om sekere allokasie te bespreek en reg te stel. Alles blyk in orde te wees en die Trustees aanvaar die bestuurstate eenparig.	The management statements have been sent to all the Trustees. BC had a meeting with Brenda at PPM to discuss and correct certain allocations. Everything appears to be in order and the Trustees unanimously approve the management statements.	**BC**
7.2	**Bankbalanse**	**Bank balances**	
	Tjek R 96 233.71 Bou Deposito R 53 214.98 Kleinkas R 3166.54 Reserwe R 1 142 969.88 **TOTAAL R 1 295 635.11**	Cheque R 96 233.71 Building Deposits R 53 214.98 Petty Cash R 3166.54 Reserve R 1 142 969.88 **TOTAL R 1 295 635.11**	
7.3	**Uitstaande heffings**	**Outstanding levies**	
	Daar is slegs twee eienaars wat agterstallig met heffings is. Een van die eienaars is oorhandig vir invordering. 'n Prokureursbrief is terugontvang vanaf een van die eienaars en die saak moet tussen prokureurs beslis word.	There are only two owners who are in arrears with levies. One of the owners has been handed over for collection. A letter from the attorney of one of the owners was received, and the matter must be resolved between the attorneys.	
8	**Argitektonies**	**Architectural**	
	Die gebruik van spoeltoilette vir bouers, soos voorgestel en goedgekeur by die AJV is reeds in die Reëls aangebring. Bouers kan nou spoeltoilette vir hul werkers installeer sodra die rioolaansluiting geaktiveer is. By Killer se stoor is daar sement wat	The use of flush toilets for builders, as proposed and accepted at the AGM, have already been added in the Rules. Builders can now install flush toilets for their workers as soon as the sewer connection is activated. At Killer's store, there is cement breaking	**EP**

	uitbreek. EP sal ‘n kontrakteur reël om te kyk daarna.	up from the walls. EP will arrange for a contractor to inspect it.	
9	**Infrastruktuur**	**Infrastructure**	
	Geen probleme tans.	No problems at the moment.	
10	**Sekuriteit**	**Security**	
	Geen nuwe sake.	No new matters.	
11	**Instandhouding & tuine**	**Maintenance and gardens**	
	Molshope stoot op by die onbeboude erwe en dit mag moontlik ‘n probleem veroorsaak in die res van die Landgoed. EP sal kyk wat gedoen kan word om die molle te beheer. Dewald van Coastline het aangebied om ‘n strook aan die buitekant van die heining te sny terwyl die gras binne minder instandhouding verg gedurende die winter. Die munisipaliteit is baie besig en kom nie gereeld daarby uit nie. Die aanbod word deur die Trustees aanvaar. ‘n Versoek word gerig dat Killer nie bouers moet nader vir grond, klippe of enige boumateriaal nie. Dit word problematies wanneer bouers aangespreek moet word rakende oortreding van boureëls. Die Trustees keur dit goed dat sand eerder aangekoop kan word. Indien skenking van ‘n eienaar ontvang het kan dit aanvaar word.	Mole activity is increasing at the undeveloped erven and it may potentially cause problems in the rest of the Estate. EP will investigate possible solutions for controlling the moles. Dewald from Coastline has offered to cut a strip along the outside of the fence while the gras son the inside requires less maintenance in winter. The municipality is very busy and doesn’t get around to it regularly. The offer is accepted by the Trustees. A request is made that Killer should not approach builders for soil, rocks, or any building materials. It becomes problematic when builders need to be addressed regarding building rules. The Trustees approve that sand should rather be purchased. If a donation is received from an owner, it may be accepted.	**EP**
12	**Personeel**	**Staff**	
12.1	**Killer status**	**Killer status**	
	Killer het ‘n oproep van Binnelandse sake gehad en moes verdere vorms invul rakende sy werkspermit. ‘n Voorstel word gemaak dat daar ‘n dokument opgetrek word wat Killer laat stempel elke keer as hy Binnelandse Sake moet besoek. Dit sal vir hom ook beskerm en dien as rekord van die vordering met die saak.	Killer received a call from Home Affairs and had to complete additional forms regarding his work permit. A proposal is made to draw up a document that Killer can have stamped each time he visits Home Affairs. This will serve to protect him and act as a record of progress with the case.	**EP**
13	**Nuwe sake**	**New Matters**	
13.1	**Moquini Waterdruk**	**Moquinini water pressure**	
	Mnr Fitzgerald van die Munisipaliteit het laat weet dat daar ‘n “pressure valve” ingesit is op Moquini se aandrang	Mr. Fitzgerald from the Municipality has informed that a pressure valve was installed at Moquini's request, and they also paid for	

	waarvoor hulle ook betaal het. Blue Ridge kan besluit om hul eie drukklep te laat installeer, maar moet dan ook vir die skuif van Moquini s'n betaal. Blue Ridge is egter nooit gekonsulteer nie en dit het 'n negatiewe impak op Blue Ridge se waterdruk. Die vraag is waarom die klep stroomop van Blue Ridge se inlaatpyp geïnstalleer is en stroomaf nie. PPM om skrywe in antwoord op Mnr Fitzgerald se e-pos te stuur dat die Trustees wil weet hoekom Blue Ridge nie gekonsulteer is nie en nie saamstem daarmee dat hulle Moquini se "skuif" moet betaal nie.	it. Blue Ridge can decide to install their own pressure valve, but would then have to pay for relocating Moquini's valve as well. Blue Ridge was never consulted, and it has a negative impact on the pressure within Blue Ridge. The question arises as to why the valve was installed upstream of Blue Ridge's inlet pipe and not downstream. PPM is to send a letter in response to Mr. Fitzgerald's email stating that the Trustees would like to understand why Blue Ridge was not consulted and do not agree that they should pay for the relocation of Moquini's valve.	**PPM**
13.2	**Ligte in Groenstrook**	**Lights in Green belt**	
	Daar is donker gedeeltes in die groenstrook wat verlig moet word. HR stel voor dat ligte wat reg rondom verlig eerder geïnstalleer moet word. Takealot het die ligte nou te koop teen 'n spesiale prys. Die voorstel word eenparig goedgekeur en AvH sal 4 ligte vanaf Takealot bestel Daar sal ook pale bestel moet word om die ligte op te pas. EP sal 'n kwotasie kry vir die pype.	There are dark areas in the greenbelt that need lighting. HR proposes that round lights be installed in the green belt. Takealot has the lights currently on a good special. The proposal is accepted unanimously and AvH will order 4 lights from Takealot. Poles will also need to be ordered to install the lights. EP will get a quotation for the poles.	**AvH** **EP**
13.3	**Pyp lengtes**	**Pipe Lengths**	
	Daar is 2 en 'n half rolle pyp oor na die voltooiing van die CCTV projek. Die pype sal in die stoor geberg word en aangewend word op die Landgoed soos nodig. Dit is geskik om as waterpype te dien indien nodig.	There are 2 and a half rolls of piping left over after the completion of the CCTV project. The pipes will be stored and used on the Estate as needed. It is suitable for use as water pipes if required.	
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 Inductions**	
	Geen	None	
14.3	**Honde Registrasie**	**Dog registrations**	
	BR70, BR027 en BR018 is goedgekeur.	BR070, BR027 and BR018 have been approved.	
14.4	**Bouplanne Goedgekeur**	**Building plan Approvals**	
	BR003 het versoek ingedien waarmee Trustees besig is.	BR003 submitted a request that is being processed by the Trustees.	

14.5	**Algemeen**	**General**	
	Kwotasie vanaf CBS Electrical vir CCTV kabinette goedgekeur.	Quotation from CBS Electrical for CCTV cabinets accepted.	
15	**Privaat aangeleenthede**	**Private Matters**	
	Nie vir publisering	Not for publishing	
16	**Datum van volgende vergadering**	**Date of next meeting**	
	Die volgende vergadering sal plaasvind op 10 September 2025 om 09:00. Die vergadering verdaag om 10:08.	The next meeting will take place on 10 September 2025 at 09:00. The meeting adjourns at 10:08.	
	Goedgekeur / Approved 		