

NOTULE

BLUE RIDGE HEV (101)

NOTULE VAN 'N TRUSTEE VERGADERING VAN BLUE RIDGE HEV WAT GEHOU ISOP 2025/09/10 OM 09H00 OP PERSEEL

MINUTES OF A COMMITTEE MEETING FOR BLUE RIDGE HOA THAT WAS HELD ON 2025/09/10 AT 09H00 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	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) 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: 2025/07/09 en sake voortspruitend	Approval of previous minutes: 2025/07/09 and matters arising	
4.1	CCTV Projek	CCTV Project	
	Die projek is afgehandel. Die maandelikse moniteringskoste is nou R340 per kamera. Dus R10500 vir 31 kameras vasgestel vir die volgende 12 maande. 'n Vraag word gevra oor die POPI wetgewing en monitering van kameras. PPM bevestig dat alle eienaars met aankoop van 'n eiendom POPI vorms onderteken wat verklaar dat inligting slegs	The project has been completed. The monthly monitoring cost is now R340 per camera. Therefore, R10,500 for 31 cameras fixed for the next 12 months. A question was raised regarding the POPI legislation and the monitoring of cameras. PPM confirmed that all owners, upon purchasing a property, signed POPI forms stating that information will only be used	

	vir HEV aangeleenthede gebruik sal word.	for HOA-related matters.	
4.2	Waterdruk	Water Pressure	
	Daar word gemeld dat die waterdruk nog steeds problematies is. 'n Voorstel word gemaak dat Mnr John Fitzgerald van die Munisipaliteit genooi word vir 'n vergadering met die Trustees. PPM het probeer om hom te nooi vir die huidige vergadering, maar hy is op verlof. PPM word versoek om hom weer te kontak vir 'n nuwe datum.	It has been reported that the water pressure is still problematic. A proposal is made to invite Mr. John Fitzgerald from the Municipality to a meeting with the Trustees. PPM attempted to invite him to the current meeting, but he is on leave. PPM is requested to contact him again for a new date.	PPM
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	
	BC vra 'n nuwe skedule aan om te bestudeer. PPM sal dit aanvra en verskaf. Die premie het effens opgegaan met die hernuwing. Daar is een eis geregistreer vir die hek. 'n Insident het plaasgevind waar 'n eienaar in die hek vasgery het. Die hekmotor en hek is beskadig. Die vergadering bevestig dat in die geval waar 'n eienaar verantwoordelik is vir beskadiging van gemeenskaplike eiendom, die eienaar die bybetaling moet betaal.	BC requests a new schedule to review. PPM will request and provide it. The premium has increased slightly with the renewal. One claim has been registered for the gate. An incident occurred where an owner drove into the gate. The gate motor and gate were damaged. The meeting confirms that in a case where an owner is responsible for damage to communal property, the owner will be required to pay the excess.	PPM
7	Finansies	Finance	
7.1	Bestuurstase	Management Statements	
	Die bestuurstase is aan al die Trustees gestuur. Alles blyk in orde te wees en die Trustees aanvaar die bestuurstase eenparig.	The management statements have been sent to all the Trustees. Everything appears to be in order, and the Trustees unanimously approve the management statements.	
7.2	Bankbalanse	Bank balances	
	Tjek R 131 295.32 Bou Deposito R 46 261.10 Kleinkas R 5 050.00 Reserwe R 1 066 785.20 TOTAAL R 1 249 391.62	Cheque R 131 295.32 Building Deposits R 46 261.10 Petty Cash R 5 050.00 Reserve R 1 066 785.20 TOTAL R 1 249 391.62	
7.3	Uitstaande heffings	Outstanding levies	

	Vyf eienaars is agterstallig met heffings. Twee eienaars is reeds oorhandig vir invordering.	Five owners are in arrears with levies. Two owners have already been handed over for collection.	
8	Argitektonies	Architectural	
8.1	Toemaak van erwe	Closure of erven	
	Die huidige munisipale en NHBRC goedkeuringsproses behels dat geologiese toetse op grond gedoen word voor inhandiging van planne. Dit kan dus 2 tot 3 maande neem voor 'n eienaar kan begin bou na geologiese uitgrawings gedoen is. Intussen moet die gate toegespan bly vir veiligheid van mens en dier. 'n Voorstel word gemaak dat die bouers slegs 2 x 2 meter om die gate toespan en nie die hele erf nie. Die gate kan dan weer opgevolg word totdat die planne goedgekeur word. Die voorstel word deur die komitee aanvaar. AvH sal die Boureëls so aanpas.	The current municipal and NHBRC approval process requires geological testing of the soil before plans can be submitted. It can therefore take 2 to 3 months before an owner can begin construction after geological excavations have been carried out. In the meantime, the holes must remain fenced off to protect people and animals. A proposal is made that builders only fence off a 2 x 2 meter area around the holes, and not the entire plot. The holes can then be filled again until the plans are approved. The committee accepts the proposal. AvH will amend the Building Rules accordingly.	AvH
8.2	Aansoeke ontvang	Applications received	
	Daar is aansoek gedoen deur die volgende eienaars vir bouplan goedkeurings: BR101: Eienaar wil 'n swembad installeer. Die planne wat ontvang is dui aan dat hul 'n 1.1 m omheining sal omsit en dit blyk dat die swembad 1.5 m oor die boulyn beplan word. Volgens die komitee moet dit 1.2 m hoog wees. Die heining moet slegs die swembad en die swembad se onmiddellike plaveisel insluit. Daar moet 'n "self closing" hek wees. Die heining moet van so 'n aard wees dat diere nie kan deurkruip en in die swembad beland nie. Daar moet ook aan munisipale voorwaardes voldoen word. Swembad moet ten alle tye met 'n seil toe wees. Die einaar sal ook moontlik toestemming by sy bure moet kry wat insluit BR040 en BR041, asook Moquini. LN sal 'n skrywe optrek met al die voorwaardes. BR032: Eienaar het aansoek gedoen om 'n awning wat oopvou teen die muur bokant die patio op te sit. Die komitee keur die aansoek nie goed nie aangesien die bestaande reëls nie daarvoor toelaat nie. 'n Voorstel kan gemaak word dat hul eerder 'n mobiele opsie, soos 'n patio sambreel oorweeg. AvH sal 'n skrywe	The following owners have submitted applications for building plan approvals: BR101: The owner wishes to install a swimming pool. The submitted plans indicate a 1.1 m fence around the swimming pool, and it seems the swimming pool will be built 1.5 m over the building line. According to Committee it should be a 1.2 m high fence. The fence must enclose only the pool and its immediate paving. A self-closing gate is required, and the fence must be designed in such a way that animals cannot crawl through and fall into the pool. Municipal conditions must also be met, and the pool must be covered with a pool cover at all times. The owner may also need to obtain permission from neighbouring properties, including BR040, BR041, and Moquini. LN will draft a letter outlining all the conditions. BR032: The owner applied to install a folding awning against the wall above the patio. The committee does not approve the application as the current rules do not allow for that. A suggestion is made that they consider a mobile option, such as a patio umbrella. AvH will draft a letter to the owner.	LN AvH

	opstel vir die eienaar. BR081: Die eienaar het planne ingedien vir 'n nuwe huis. Dit is aanvanklik deur die Argitek, Mnr Cloete in beginsel goedgekeur, maar daar is daarna uitgewys dat na verdere veranderinge aangebring is, die braai nou oor die boulyn gaan. Dit is aan die eienaar se argitek verduidelik dat dit nie toegelaat kan word nie. Hulle moet binne die boulyn bly.	BR081: The owner submitted plans for a new home. This was initially approved in principle by the Architect, Mr Cloete, but it was subsequently pointed out that after further changes were made, the braai now goes over the building line. It was explained to the owner's architect that this could not be allowed. They must stay within the building line.	
9	Infrastruktuur	Infrastructure	
9.1	Hek se oop en toegaan	Gate's open and closure	
	Die hek is op die oomblik gestel om 8 sekondes te wag voordat dit begin om weer outomaties toe te maak (Autoclose), tensy daar iets is wat die veiligheids straal (Beam) breek. Indien die hek reeds begin Autoclose het dit 'n breukdeel van 'n sekonde nodig om te stop en weer oop te gaan as die Beam weer gebreek word. Dit blyk dat die 8 sekondes (dit was al die jare 4 sekondes) te kort is vir sekere inwoners se bestuursvaardighede en dit gebeur van tyd tot tyd dat daar dan in die hek vasgery word as dit nie betyds kan stop en weer oopgaan nie. Indien die Autoclose vir 'n langer tydperk gestel word veroorsaak dit weer dat inwoners wat gou deurly relatief lank moet staan en wag vir die hek om te Autoclose. Dit het weer tot gevolg dat sommige inwoners begin wegry voordat die hek toegemaak het met die gevolglike veiligheidsrisiko. 'n Voorstel word gemaak om die addisionele funksie van die nuwe hekmotor te aktiveer - Passive Infrared Auto Close (PIRAC) - wat die hek se Autoclose aktiveer binne 'n sekere tyd nadat 'n voertuig deurgery het en die Beam weer verbind. Dit sal die effek hê dat daar genoeg tyd is vir 'n voertuig om weg te trek en deur te ry (8 sekondes), maar indien die voertuig gou deur die hek is sal dit vinniger begin toemaak om die wagtyd te verminder. Na bespreking word dit goedgekeur dat daar 'n 3 sekonde PIRAC vertraging ingestel sal word.	The gate is currently set to wait 8 seconds before it starts to close automatically again (Autoclose), unless there is something that breaks the safety beam (Beam). If the gate is already starting to close, it needs a fraction of a second to stop and reopen if the Beam is broken again. It turns out that the 8 seconds (it has been 4 seconds all these years) is too short for certain residents' driving skills and it happens from time to time that the gate is then bumped into if it cannot stop and reopen in time. If the Autoclose is set for a longer period, this in turn causes residents who drive through quickly to have to wait for a relatively long time for the gate to Autoclose. This, in turn, resulted in some residents starting to drive away before the gate closed, with the resulting safety risk. A proposal is made to activate the additional function of the new gate motor – Passive Infrared Auto Close (PIRAC) - that activates the gate's Autoclose within a certain time after a vehicle has driven through and the Beam reconnects. This will have the effect that there is enough time for a vehicle to pull away and drive through (8 seconds), but if the vehicle is through the gate quickly, it will start closing faster to reduce the waiting time. Following a discussion, it was approved that a 3 second PIRAC delay will be implemented.	AvH
9.2	Ligte in Groen Area	Lights in Green Area	
	Die 4 ligte wat nou onlangs geïnstalleer is werk baie goed. 'n Voorstel word gemaak dat daar nog 4 ligte aangekoop word en dit op langer pale te sit. Die Komitee besluit dat dit sal oorstaan tot volgende jaar sodat daarvoor begroot kan	The four lights that were recently installed are working very well. A proposal was made to purchase four more lights and install them on taller poles. The Committee decided that this will be postponed until next year so that it can be	

	word.	budgeted for.	
9.3	Brandkrane	Fire Hydrants	
	Soos in vorige notules genoem is 'n kostebepaling reeds gedoen om kaste te bou vir die huisvesting van die brandkraantoerusting by sekere kritiese punte in Blue Ridge. Die projek is deel van die goedgekeurde begroting vir die huidige FJ. Die projek sal later in die jaar moontlik eers kan begin.	As mentioned in previous minutes, a cost assessment has already been conducted for the construction of cabinets to house fire hydrant equipment at certain critical points in Blue Ridge. The project is part of the approved budget for the current FY. The project will likely only commence later in the year.	
10	Sekuriteit	Security	
	As gevolg van die nuwe CSOS riglyne wat uitgekom het vroeg September 2025, neem die komitee 'n besluit dat huiswerkers hul ID kaarte ten alle tye in hul besit moet hê, maar nie genoodsaak is om dit sigbaar om hul nekke te dra nie soos voorheen bepaal nie. AvH sal die aansoekvorm ooreenkomstig aanpas.	Following the new CSOS directive issued in early September 2025, the committee has resolved that domestic workers must have their ID cards in their possession at all times but are not required to wear them visibly around their necks as previously required. AvH will amend the application form as required.	AvH
11	Instandhouding & tuine	Maintenance and gardens	
	Die gemeenskaplike tuine lyk baie goed. Killer is besig om beddings met "cobble stones" rante af te rond en sal dit aan die binnekant opvul om te keer dat skilpadjies in die beddings vassit en nie kan uitkom nie.	The communal gardens are looking excellent. Killer is currently finishing off the flower beds curbs with cobble stones and will fill the inside up to prevent tortoises from getting stuck and being unable to escape.	
12	Personeel	Staff	
12.1	Killer status	Killer status	
	Die status is nog steeds dieselfde. Finale uitspraak word afgewag na appel aangeteken is deur Killer.	The status remains unchanged. A final ruling is pending following the appeal lodged by Killer.	
13	Nuwe sake	New Matters	
13.1	Goedkeuring van honde	Approval of Dogs	
	'n Voorstel word gemaak dat slegs een hond per erf toegelaat moet word in die toekoms, as gevolg van die effek wat 'n groot populasie honde op die wilds lewe en algemene rustigheid (blaffende honde) in Blue Ridge het. Dit kan alreeds gesien word dat bokke verwilder word deur blaffende honde en waar honde los rondloop hul die bokke verjaag. Dit sal in die reëls moet verander en by die AJV voorgelê moet word vir goedkeuring. Die voorstel word deur die komitee ondersteun. AvH sal kyk na die bewoording van die reël vir voorlegging by die volgende AJV.	A proposal is made that only one dog per property should be allowed in future, due to the impact that a large dog population has on the wildlife and general calmness (barking dogs) in Blue Ridge. It is already evident that antelope are being disturbed by barking dogs, and where dogs roam freely, they chase the antelope away. This will need to be amended in the rules and presented at the AGM for approval. The proposal is supported by the committee. AvH will look into the wording of the rule for submission at the next AGM.	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	Agent Inductions	
	Geen	None	
14.3	Honde Registrasie	Dog Registrations	
	BR101- Tans huur by BR082 tot huis klaar gebou is. Goedgekeur.	BR101 – Currently renting at BR082 until construction of the house is completed. Approved.	
14.4	Bouplanne Goedgekeur	Building Plans approved	
	Geen	None	
14.5	Algemeen	General	
	Geen	None	
15	Privaat aangeleenthede	Private Matters	
	Nie vir publikasie	Not for publication	
16	Datum van volgende vergadering	Date of next meeting	
	Die volgende vergadering sal plaasvind op 12 November 2025 om 08:00. Die vergadering verdaag om 11:00	The next meeting will take place on 12 November 2025 at 08:00. The meeting adjourns at 11:00	
	Goedgekeur / Approved  2025-10-12		