

TRADING as Status-Mark (Mossel Bay)

NOTULE

BLUE RIDGE HEV (101)

**NOTULE VAN 'N TRUSTEE VERGADERING VAN BLUE RIDGE HEV WAT GEHOU IS OP
2025/11/12 OM 08H00 OP PERSEEL**

**MINUTES OF A COMMITTEE MEETING FOR BLUE RIDGE HOA THAT WAS HELD ON
2025/11/12 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	Welcoming	
	Die Voorsitter Mnr Arrie van Huyssteen heet almal welkom en open die vergadering. AvH noem dat Mnr Willem Van Der Merwe bedank het as Trustee by die Trustee vergadering van die 1 ^{ste} Oktober as gevolg van persoonlike omstandighede en AvH bedank Willem vir sy onbaatsugtige en waardevolle bydrae tot die Trusteese se werksaamhede oor die laaste klompie jare. Mnr Neels Fourie is geko-opteer is om sy plek in die Boukomitee te vul tot en met die volgende AJV aangesien die Boukomitee 'n baie besige portefeulje is.	The Chairman Mr Arrie van Huyssteen welcomes everyone and opens the meeting. AvH mentions that Mr Willem Van Der Merwe resigned as Trustee at the Ad-Hoc meeting of the 1 st of October due to personal circumstances and AvH thanks Willem for his selfless and valuable contribution to the Trustees' activities over the last few years. Mr Neels Fourie has been co-opted to fill his place on the Building Committee until the next AGM as the Building Committee is a very busy portfolio.	
3	Teenwoordig & verskoning	Present & Apologies	
	Teenwoordig: Arrie van Huyssteen (AvH) Pieter Boshoff (PB) Leon Neveling (LN) Eric Potgieter (EP) Hein Radley (HR) Brenda Coetzee (BC) Neels Fourie (NF) Erna Andrews (PPM)	Present: Arrie van Huyssteen (AvH) Pieter Boshoff (PB) Leon Neveling (LN) Eric Potgieter (EP) Hein Radley (HR) Brenda Coetzee (BC) Neels Fourie (NF) Erna Andrews (PPM)	

4	Goedkeuring van vorige notule: 2025/09/10 en sake voortspruitend	Approval of previous minutes: 2025/09/10 and matters arising	
	Die notules van 10 September 2025 en die Ad-Hoc vergadering wat op 1 Oktober gehou is word eenparig goedgekeur deur die Komitee.	The minutes of 10 September 2025 and the Ad-Hoc meeting on 1 October are unanimously approved by the Committee.	
4.1	Waterdruk	Water Pressure	Trustees
	Daar was 'n vergadering gehou met die Munisipaliteit. Hulle wil nie die druk te veel verhoog nie aangesien dit 'n groot impak op die laer-liggende areas kan hê. Die waterdruk is effens aangepas en dit blyk nou beter te wees. Dit sal voortdurend gemonitor word.	There was a meeting with the Municipality. They are not keen to increase the pressure due to the impact it will have on lower-lying areas. The water pressure was adjusted slightly, and it appears to be better. It will be monitored on a continuous basis.	
4.2	Versekering – BR085	Insurance – BR085	Trustees
	Die versekering het nog geen terugvoer gegee ten opsigte van die derde party eis teen BR085 se versekering nie. Die Komitee besluit dat daar gewag sal word tot die volgende vergadering plaasvind. Indien dit dan nog nie geëis is nie 'n faktuur aan die eienaar gestuur sal word vir die bybetaling. Die hek se ratkas wat effens gebuig het as gevolg van die botsing is nog nie herstel nie, aangesien die kontrakteur wag vir parte. Die hek is egter in volle gebruik.	The insurance company has not yet provided any feedback regarding the third-party claim against the insurance of BR085. The Committee resolves that the matter will be held over until the next meeting. Should the claim still not be settled, an invoice will be sent to the owner for the excess payment. The gearbox of the gate, which is slightly bent as a result of the crash, has not yet been repaired, as the contractor is still awaiting parts. The gate is however in full use.	
4.3	Toemaak van erwe (geologiese uitgrawings)	Closing of erven (geological excavations)	AvH
	AvH is besig met die verandering in die Argitektoniese Riglyne ter voorbereiding van die volgende AJV. 'n Voorstel word gemaak dat die uitgrawings (om grond monsters te verkry vir toets doeleindes) net met 'n veiligheids band toegespan word totdat dit weer opgevul is, en nie met volledige nette nie. Die bewoording moet ook spesifiseer dat waar 'n erf toegespan word, dit reg rondom toegespan moet wees. Die nette moet netjies wees (sonder gate en skeure) en effektief vasgemaak wees. Die toegangshek moet ook in 'n raam wees.	AvH is in the process of amending the Architectural Guidelines in preparation for the next AGM. A proposal has been made that excavations (to obtain soil samples for testing purposes) should only be secured with safety tape until it is filled up again, and not with full nets. The wording must also specify that where a property is enclosed, it must be enclosed completely around its perimeter. The nets must be neat (without holes and tears) and tightened efficiently. The access gate must also be in a frame.	
4.4	Hek se oop en toe gaan	Gate's opening and closing	AvH
	Die tyd vir die outomatiese toegaan van die hek is langer gestel met 'n ekstra stelling wat die hek steeds redelik gou laat toegaan sodra die voertuig deurbeweeg het en dit werk tans baie beter.	The time for the automatic closing of the gate has been set for longer, but with an extra setting that still allows the gate to close fairly quickly once the vehicle has passed through and it is currently working much better.	

4.5	Sekuriteit (ID Kaarte – aansoekvorm)	Security (ID Cards – application form)	AvH
	AvH is besig met die aanpassing van die Reëls wat vereis dat huiswerkers 'n ID kaart het, maar dat dit volgens CSOS se nuutste voorstelle nie vereis behoort te word dat dit ten alle tye sigbaar is nie. Dit sal ook by die volgende AJV vir goedkeuring voorgelê word.	AvH is in the process of amending the Rules, which require that domestic workers have an ID card, but do not require that it always be visible according to CSOS's latest suggested requirements. This will also be presented to the next AGM for ratification.	
4.6	Goedkeuring van honde (Aanpassing van Reëls)	Approval of dogs (Amendment of Rules)	AvH
	Die voorstel oor die aantal honde wat aangehou mag word op 'n erf sal ook by die AJV voorgelê word. Die hoeveelheid honde wat op die oomblik in BR aangehou word raak ontsettend baie en miskien moet toekomstige goedkeurings net 1 hondjie per huis toelaat. Daar moet ook dalk gekyk word na 'n beter omskrywing van "klein" hond om enige grys areas uit te skakel.	The proposal on the number of dogs that may be kept on a property will also be presented at the AGM. The number of dogs in BR are growing at a huge rate, and maybe future approvals should only allow 1 dog per household. There should also be consideration for a better definition of a "small" dog to avoid any grey areas.	
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 ontvang nie.	No new claims have been received.	
7	Finansies	Finance	
7.1	Bestuurstate	Management Statements	
	BC gee 'n kort oorsig oor die huidige finansiële posisie. Dit is stabiel en die fondse word goed bestuur. Die Komitee aanvaar die Bestuurstate soos voorgelê.	BC provides a brief overview of the current financial position. It is stable, and funds are being well managed. The Committee accepts the Management Statements as presented.	
7.2	Bankbalanse	Bank balances	
	Tjek R 170 463.09 Bou Deposito R 51 267.51 Kleinkas R 2 420.37 Reserwe R 1 093 174.57 TOTAAL R 1 317 376.54	Cheque R 170 463.09 Building Deposits R 51 267.51 Petty Cash R 2 471.37 Reserve R 1 093 174.57 TOTAL R 1 317 376.54	SM
	AvH versoek dat 'n gedeelte van die balans in die tjekrekening na die reserwe rekening oorgedra word vir 'n beter rentekoers.	AvH requests that a portion of the balance in the cheque account be transferred to the reserve account for a better interest rate.	
7.3	Uitstaande heffings	Outstanding levies	SM
	Vier eienaars is agterstallig met heffings. Twee eienaars is reeds oorhandig vir invordering.	Four owners are in arrears with levies. Two owners have already been handed over for collection.	

8	Argitektonies	Architectural	
	Sien 14.4	See 14.4	
9	Infrastruktuur	Infrastructure	
	Die bou van die brandkaste om brandkraan toerusting te huisves by die brandkraan punte in Blue Ridge sal in die laaste kwartaal van die FJ gedoen word.	The construction of cabinets to house fire hydrant equipment at the fire hydrant points in Blue Ridge will be done in the last quarter of the FY.	
10	Sekuriteit	Security	HR
	Aansoek is ontvang van eienaars om toegang tot kameras op die grensmure te kry. Dit word egter nie deur die sekuriteit kontrakteurs aanbeveel nie agv POPI risiko's. Komitee besluit dat inwoners slegs toegang tot die toegangshek se kameras verkry om te kan sien as gaste in en uit ry. Daar is kameras wat vog ingekry het en vervang moet word. BC noem dat daar begroot is vir die vervanging van een of twee kameras per jaar wat nie meer onder waarborg is nie en dit kan dus vervang word indien nodig.	Applications have been received from owners requesting access to the cameras on the boundary walls. This is however not recommended by the security contractors due to POPI risks. Committee resolves that residents may only be granted access to the entrance gate cameras, to have a view when guests enter and exit. There are cameras that have absorbed moisture and need to be replaced. BC notes that provision has been made in the budget for the replacement of one or two cameras which is out of warranty every year, and these can therefore be replaced if necessary.	
11	Instandhouding & tuine	Maintenance and gardens	EP
	Byna 'n volle palet (± 900) cobble plaveiselstene is deur 'n inwoner van Danabaai geskenk – Dirk Holder – wat by Nutansstraat 11 woon, om gebruik te word om die blomtuin-randstene klaar af te rond. Sam en Killer het dit gratis na die landgoed vervoer. Die Trustees dra groot waardering oor aan almal betrokke.	Almost a full pallet (± 900) cobble paving stones was donated by a Dana Bay resident - Dirk Holder - residing at 11 Nutans Street to be used to finish off the flowerbed curbing. Sam and Killer transported it to the estate at no cost. The Trustees express a big thank you to all involved.	
12	Personeel	Staff	EP
12.1	Killer status	Killer status	
	'n Boodskap is ontvang dat sy status verleng is tot 2027. 'n E-pos ter bevestiging hiervan word verwag.	A message has been received that his status has been extended until 2027. An email confirming this is expected.	
12.2	Bonus	Bonus	SM
	Die Komitee keur goed dat 'n bonus gelykstaande aan Killer se salaris aan hom betaal kan word in Desember 2025.	The Committee approves that a bonus equivalent to Killer's salary may be paid to him in December 2025.	
13	Nuwe sake	New Matters	
13.1	BR 101 – Carel Steyn	BR 101 – Carel Steyn	

	<p>Mnr Steyn sluit aan by die vergadering om die Komitee toe te spreek. Sy landmeter het vir hom uitgewys dat die Floraweg (Noordelike) grensmuur ongeveer 1 meter oor sy grenslyn gebou is. Dit sal iewers formeel genoteer moet word.</p> <p>Twee praktiese opsies word voorgestel:</p> <ol style="list-style-type: none"> 1. Die gedeelte waarop die muur staan word as 'n servituut geregistreer en so op sy titelakte aangebring wat vir hom aanvaarbaar sal wees. 2. Die muur word afgebreek en reg oorgebou. <p>Daar kan dalk meer as een erf betrokke wees.</p> <p>Mnr Steyn is bereid om die muur op eie koste te versterk agv sy uitgrawings indien die muur in die posisie bly waar dit tans is.</p> <p>Dit het ook 'n invloed op die Munisiple Regulasie wat bepaal dat die boulyn drie meter vanaf die erf se grens moet wees. Hy sal dus nou tussen twee en drie meter van die muur af bou.</p> <p>Die Komitee besluit as volg:</p> <ol style="list-style-type: none"> 1. Komitee stem saam dat dit reggestel moet word indien dit wel onakkuraat is. 2. Onafhanklike bevestiging moet verkry word asook watter ander erwe teen Floraweg se grenslyn moontlik geaffekteer word. 'n Landmeter moet aangestel word wat die grenslyn se posisie sal bepaal vir die volle lengte van die grensmuur teen Floraweg (ongeveer 180 meter). Afhangende van die koste sal twee kwotasies verkry word. 3. Kwotasie vanaf oordragsprokureur om te bepaal wat die koste per erf sal wees om 'n servituut te registreer. 4. Finale besluit sal dan geneem word rakende die beste opsie. 	<p>Mr Steyn joined the meeting to address the Committee. His surveyor has pointed out to him that the Flora Road (Northern) boundary wall is built approximately 1 meter over his boundary line. This will need to be formally recorded somewhere.</p> <p>Two practical options are proposed:</p> <ol style="list-style-type: none"> 1. The portion on which the wall stands is registered as a servitude and reflected on his title deed, which will be acceptable to him. 2. The wall is demolished and rebuilt correctly. <p>More than one property may be involved.</p> <p>Mr Steyn is willing to reinforce the wall at his own expense because of his excavation if it remains in its current position.</p> <p>This also affects the Municipal Regulation which stipulates that the building line must be three meters from the property boundary. He will therefore now build between two and three meters from the wall.</p> <p>The Committee resolved as follows:</p> <ol style="list-style-type: none"> 1. Committee agrees that it should be rectified if it is indeed inaccurate. 2. Independent confirmation must be obtained as well as which other erven bordering Flora Road may be affected. A surveyor should be appointed who will determine the boundary line's position for the full length of the boundary wall at Flora Road (approximately 180 yards). Depending on cost, two quotations will be obtained. 3. Quote from conveyancing attorney to determine what the cost per plot will be to register a servitude. 4. Final decision will then be made regarding the best option. 	
13.2	Klagtes oor kinders wat met harde balle speel	Complaints regarding children playing with hard balls	
	<p>Die Trustees besluit om 'n ekstra reël in te bring dat kinders nie met harde balle, soos byvoorbeeld krieketballe, in die Landgoed mag speel nie. Skaatsplanke sal ook verbied word, as gevolg van die risiko verbonde aan kinders wat nie gesien kan word as hulle op die plank sit nie en maklik raakgery kan word of</p>	<p>The Trustees decides to introduce an extra rule that children are not allowed to play with hard balls, for example cricket balls, in the Estate. Skateboards will also be banned, due to the risk posed to children who cannot be seen when sitting on the board and can easily be hit by a car or property that can be damaged. It</p>	

	eiendom wat beskadig kan word. Dit sal ook by die volgende AJV vir goedkeuring voorgelê word.	will also be submitted for approval at the next AGM.	
	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 nuwe aansoeke	No new applications	
14.3	Honde Registrasie	Dog registration	
	BR101 - Goedgekeur BR025 - Goedgekeur	BR101 - Approved BR025 - Approved	
14.4	Bouplanne deur HEV Goedgekeur	Building Plans Approved by HOA	Sub-Com
	5 Erwe tans in die bouproses: BR035 – onder konstruksie BR081 – nog nie begin nie BR091 – onder konstruksie BR101 – onder konstruksie BR056 – nog nie begin nie BR077 – onder konstruksie	5 Erven are currently in the building process: BR035 – under construction BR081 – not started yet BR091 – under construction BR101 – under construction BR056 – not started yet BR077 – under construction	
14.5	Algemeen	General	AvH
	Mnr Neels Fourie sal genader word om gekoöpteer te word as Trustee in die plek van WvdM tot en met die volgende AJV.	Mr Neels Fourie will be approached to be coopted as Trustee in the place of WvdM up to the next AGM.	
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 14 Januarie 2026 om 08:00. Die vergadering verdaag om 10:15.	The next meeting will take place on 14 January 2026 at 08:00. The meeting adjourns at 10:15.	
	Goedgekeur / Approved 2026-01-14 		