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Notule/Minutes

BLUE RIDGE HEV (101)

NOTULE VAN 'N TRUSTEE VERGADERING VAN BLUE RIDGE HEV WAT GEHOU IS OP 2026/03/18 OM 08H00 OP PERSEEL

MINUTES OF A COMMITTEE MEETING FOR BLUE RIDGE HOA THAT WAS HELD ON 2026/03/18 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 opened the meeting.	
3	**Teenwoordig & verskoning**	**Present & Apologies**	
	Teenwoordig: Arrie van Huyssteen (AvH) Pieter Boshoff (PB) Eric Potgieter (EP) Hein Radley (HR) Brenda Coetzee (BC) Neels Fourie (NF) Erna Andrews (PPM) **Verskonings:** Leon Neveling (LN)	**Present:** Arrie van Huyssteen (AvH) Pieter Boshoff (PB) Eric Potgieter (EP) Hein Radley (HR) Brenda Coetzee (BC) Neels Fourie (NF) Erna Andrews (PPM) **Apologies:** Leon Neveling (LN)	
4	**Goedkeuring van vorige notule: 2026/01/14 en sake voortspruitend**	**Approval of previous minutes: 2026/01/14 and matters arising**	
	Die notule van 14 Januarie 2026 word deur meerderheid van die Trustees goedgekeur. EP dui aan dat hy nie saamstem met die verband wat getrek word tussen die	The minutes of 14 January 2026 is approved by the majority of the Trustees. EP indicates that he does not agree with the relationship drawn between the	

	WhatsApp wat hy gestuur het en die klagte rondom die as-aangeleentheid nie en sy teenkanting word so aangeteken. Sy siening is dat daar geen sodanige verhouding is nie, terwyl die res van die Trustees van mening is dat dit moeilik sou wees om nie so 'n aanname te maak nie. Die Notule word dus goedgekeur met 'n stemming van 5 ten gunste en 1 daarteen.	WhatsApp message he sent and the complaint regarding the ash-incident and his opposition is recorded as such. His view is that there is no such relationship while the rest of the Trustees are of the opinion that it would be difficult not to make such an assumption. The Minutes are therefore approved with 5 votes in favour and 1 vote against.	
4.1	**Bou van Brandkaste**	**Construction of Fire Cabinets**	**Trustees**
	Die brandkaste is gebou. Die komitee bedank vir NF vir die werk wat gedoen is. 'n Voorstel word gemaak dat 'n inligtingsessie deur die brandweer gedoen word en opleiding verskaf word oor hoe om die toerusting te gebruik. Alle eienaars sal uitgenooi word.	The cabinets have been built. The committee thanks NF for the work completed. A proposal is made that an information session be conducted by the fire department, providing training on how to use the equipment. All owners will be invited.	
4.2	**Grensmuur Erf 101**	**Boundary Wall Erf 101**	**Trustees**
	Die Trustees het 'n prokureur met ondervinding oor soortgelyke aangeleenthede aangestel om te help met aanbevelings rondom die grensmuur. Die grensmuur is reg teen die grenslyn gebou aan Blue Ridge se kant met geen ekstra oorskryding nie en is bevestig deur 'n Landmeter. Dit mag nie aan die munisipale kant van die grenslyn gebou word nie. Indien die individuele eienaars self 'n grensmuur of -heining moes bou, sou dit op presies dieselfde posisie moes wees. Die prokureur het aanbeveel dat 'n beleidsdokument oor die grensmuur opgestel word. AvH sal dit finaliseer met behulp van die Trustees en die prokureur vir voorlegging by die AJV. 'n Skrywe sal ook in die tussentyd aan Mnr Steyn gestuur word om hom op hoogte te hou.	The Trustees have appointed an attorney with experience regarding similar issues to assist with recommendations regarding the boundary wall. The boundary wall has correctly been built next to the boundary line on Blue Ridge's side, with no additional encroachment as was confirmed by a Land Surveyor. It may not be built on the municipal side of the boundary line. If the individual owners had to build a boundary wall or fence themselves, it would have to be in exactly the same position. The attorney has recommended that a policy document on the boundary wall be drafted. AvH will finalize this with assistance from the Trustees and the attorney for presentation at the AGM. A letter will also be sent to Mr Steyn in the interim to keep him up to date.	
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**	
			PPM

	PPM om seker te maak die wildsheining is gespesifiseer soos die palissade heining.	PPM to ensure that the game fence is specified in the same way as the palisade fence.	
7	**Finansies**	**Finance**	
7.1	**Bestuurstate**	**Management Statements**	
	Die bestuurstate is aan al die Trustees gestuur. Alles blyk in orde te wees en die Trustees aanvaar die bestuurstate 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 46 744.28 Bou Deposito R 50 716.30 Kleinkas R 3 891.52 Reserwe R 1 227 920.90 **TOTAAL R 1 329 475.00**	Cheque R 46 744.28 Building Deposits R 50 716.30 Petty Cash R 3 891.52 Reserve R 1 227 920.90 **TOTAL R 1 329 475.00**	
7.3	**Uitstaande heffings**	**Outstanding levies**	
	Daar is 5 eienaars wat agterstallig is met heffings. Twee is reeds oorhandig vir invordering. PPM volg maandeliks op met die eienaars.	There are five owners who are in arrears with levies. Two have already been handed over for collection. PPM follows up with the owners on a monthly basis.	
7.4	**Konsep Begroting 2027/2028**	**Draft Budget 2027/2028**	
	AvH en BC het die konsep begroting uitgestuur aan die Trustees vir insette. Die begroting word bespreek en ‘n paar klein veranderings word voorgestel en aanvaar. Die AJV moet verskuif word na 27 Mei 2026 by Doxa Deo om genoeg tyd toe te laat, nadat die geouditeerde state ontvang is, vir kennisgawe van die opkomende AJV. Koffie en Tee kan voorsien word vir ongeveer 30 mense.	AvH and BC have circulated the draft budget to the Trustees for input. The budget is discussed and a few small adjustments are proposed and accepted. The AGM must be rescheduled to 27 May 2026 at Doxa Deo to allow enough time, after the audited statements have been received, to give notice of the upcoming AGM. Coffee and tea can be provided for around 30 people.	
7.5	**Bevestiging van Killer se verhoging 2026/2027**	**Confirmation of Killer’s increase 2026/2027**	
	Die verhoging van 5% vanaf 1 Maart 2026 word deur die Trustees bevestig.	The Trustees confirm the 5% increase effective from 1 March 2026.	
8	**Argitektonies**	**Architectural**	
	Twee bouplanne is voorgelê aan Mnr	Two building plans, BR027 and BR052,	

	Flip Cloete vir sy insette. BR027 en BR052.	have been submitted to Mr Flip Cloete for his input.	
9	**Infrastruktuur**	**Infrastructure**	
	‘n Paar instandhoudings projekte word voorgestel en is opgeneem in die begroting.	A few maintenance projects are proposed and taken up in the budget.	
10	**Sekuriteit**	**Security**	
	Een versoek was ontvang vir toegang tot die hekkameras. HR is besig met die aansoek. ‘n Voorstel word gemaak dat die Trustees in die komende week met Moquini reël om buite om Blue Ridge te stap om te kyk hoe die Landgoed vertoon van hul kant af. HR en PB sal dit hanteer.	One request has been received for access to the gate cameras. HR is processing the application. A proposal is made that the Trustees arrange, during the coming week, to walk with Moquini around the outside of Blue Ridge to view how the Estate presents from their side. HR and PB will handle this matter.	**HR**
11	**Instandhouding & tuine**	**Maintenance and gardens**	
	Onkruiddoder is aangekoop en sal gespuit word waar nodig.	Herbicide has been purchased and will be applied where necessary.	
12	**Personeel**	**Staff**	
12.1	**Killer status**	**Killer status**	
	Dit is nog onveranderd. EP sal opvolg.	It remains unchanged. EP will follow up.	**EP**
13	**Nuwe sake**	**New Matters**	
13.1	**Voorgestelde veranderinge aan Gedragsreëls en Argitektoniese Riglyne**	**Proposed amendments to Conduct Rules and Architectural Guidelines**	**AvH**
	Insette is vanaf die Trustees ontvang. AvH is besig met die finalisering van die dokument vir voorlegging by die AJV.	Input has been received from the Trustees. AvH is finalising the document for presentation at the AGM.	
13.2	**Skrywe oor Water meterlesings**	**Letter regarding water meter readings**	**LN**
	LN het via SM ‘n bekommernis uitgelig, op versoek van Mnr Ben Truter, dat EP hom ingelig het oor sy hoë waterverbruik in vergeleke met ‘n ander perseel waar gebou word. Mnr Truter het gevoel dat dit inligting is wat deur Trustees as vertroulik gehanteer behoort te word. LN het dit geformuleer en Mnr Truter se bevestiging verkry rakende akkuraatheid voordat dit by SM ingedien is. Dit was direk nadat LN die watermeter lesings geneem en uitgestuur het na Trustees en SM. Dit was nie LN se klagte nie, so die feit dat hy nie teenwoordig kon wees nie	LN raised a concern via SM, on request of Mr Ben Truter, that EP had informed him about his high water consumption compared to other premises where construction is underway. Mr Truter felt that this was information that should be treated as confidential by Trustees. LN formulated it and obtained Mr Truter's confirmation regarding accuracy before it was submitted to SM. This was directly after LN took the water meter readings and sent them out to Trustees and SM. This was not LN's complaint, so the fact that he could not be present was not	

	was nie as belangrik geag nie aangesien die klagte duidelik uiteengesit was. EP ontken dit en verduidelik dat Mnr Truter aan hom genoem het dat sy waterverbruik baie hoog is. Hy en ander persone was by Mnr Truter se huis om te kyk hoe hulle vorder. Hul hoor toe dat water iewers loop. Hy het toe vir Mnr Truter geskakel om dit aan hom te rapporteer as die moontlike oorsaak. Die Trustees stem saam dat inligting oor ander lede se verbruik nie gedeel moet word nie aangesien dit vertroulik is.	considered important as the complaint was clearly defined. EP denies this and explains that Mr Truter had mentioned to him that his water usage was very high. He and other persons were at Mr Truter's house to observe progress, when they heard water running somewhere. EP then contacted Mr Truter to report this as the possible cause. The Trustees agree that information about other members' consumption should not be shared as it is confidential.	
13.3	**Boom by Mnr Du Plooy**	**Mr Du Plooy's Tree**	
	Die Trustees 'n skrywe aan Mnr Du Plooy gestuur en daarop terugvoer ontvang. Daar was in 'n verdere telefoniese gesprek waar ooreengekom en gereël is dat die boom gesnoei sal word. EP was gevra om die proses te hanteer. Tans is daar ongelukkigheid rondom dit wat gesnoei was. Die oorspronklike versoek van NF was nie, soos ooreengekom, behoorlik aangespreek nie. 'n Voorstel word gemaak dat die Trustees 'n ter plaatse ondersoek sal doen direk na afloop van die vergadering.	The Trustees sent a letter to Mr Du Plooy and received feedback. During a further telephonic conversation, it was agreed and arranged that the tree would be pruned. EP was asked to handle the process. At present, there is dissatisfaction regarding what was pruned, as the original request from NF was not, as agreed, properly addressed. A proposal was made that the Trustees conduct an on-site inspection directly after the conclusion of the meeting.	**Trustees**
13.4	Stoepteëls	Stoep tiles	
	NF merk op dat die teëls op die stoep van die kantoor glad is wanneer dit nat is, alhoewel sommige teen-gly veiligheidsmaatreëls in plek is, voel hy dat verdere maatreëls nodig is om beserings te voorkom. Die Trustees stem saam en AvH sal na beskikbare opsies ondersoek.	NF commented that the tiles on the stoep of the Office are slippery, when wet, although some anti-slip safety measures are in place he feels that further measures are required to prevent injuries. The Trustees agree and AvH will investigate options available.	**AvH**
14	**Besluite tussen vergaderings wat via Epos/WhatsApp gemaak is.**	**Decisions between meetings made via Email/WhatsApp**	
14.1	**Werkerspermitte**	**Workers Permits**	
	BR058: Wag nog vir getekende aansoekvorm.	BR058: Awaiting signed application form	
14.2	**Agente Induksies**	**Agent Induction**	
	• Mabrina het haar registrasie hernu • Casper Coetzee het sy registrasie hernu.	• Mabrina has renewed her registration. • Casper Coetzee has renewed his registration.	

14.3	**Honde Registrasie**	**Registration of dogs**	
	BR008 se hond is goedgekeur.	BR008 dog was approved	
14.4	**Bouplanne Goedgekeur**	**Approval of Building plans**	
	Aansoek vanaf BR017 rakende skerm vir privaatheid nie goedgekeur.	The application from BR017 regarding a privacy screen was not approved.	
14.5	**Algemeen**	**General**	
	• 2026/01/21: Goedkeuring van kwotasie van Mosselbaai Steel Works vir hoofhek. • 2026/01/21: Goedkeuring van kwotasie van Mosselbaai Steel Works vir wysigings aan wildshek. • 2026/01/28: Aanstelling van prokureur vir die grensmuur vraagstuk. • 2026/02/02: Goedkeuring van FM Builder se kwotasie vir die brandtoerusting kaste.	• 2026/01/21: Approval of quote from Mossel Bay Steel Works for main gate. • 2026/01/21: Approval of quote from Mossel Bay Steel Works for changes of gate for game/wild animals. • 2026/01/28: Appointment of attorney for the boundary wall issue. • 2026/02/02: Approval of FM Builder’s quote for the fire equipment boxes.	
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 15 April 2026 om 08:00. Die vergadering verdaag om 11:15	The next meeting will take place on 15 April 2026 at 08:00. The meeting adjourned at 11:15.	
	Goedgekeur / Approved 		