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TRADING as Status-Mark (Mossel Bay)

NOTULE/MINUTES

BLUE RIDGE HEV (101)

NOTULE VAN 'N TRUSTEE VERGADERING VAN BLUE RIDGE HEV WAT GEHOU IS OP 2026/04/15 OM 08H00 OP PERSEEL

MINUTES OF A COMMITTEE MEETING FOR BLUE RIDGE HOA THAT WAS HELD ON 2026/04/15 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**	
	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) Leon Neveling (LN) Erna Andrews (PPM) **Verskonings:** Geen	**Present:** Arrie van Huyssteen (AvH) Pieter Boshoff (PB) Eric Potgieter (EP) Hein Radley (HR) Brenda Coetzee (BC) Neels Fourie (NF) Leon Neveling (LN) Erna Andrews (PPM) **Apologies:** None	
4	**Goedkeuring van vorige notule: 2026/03/18 en sake voortspruitend**	**Approval of previous minutes: 2026/03/18 and matters arising**	
	Na 'n skrywe vanaf Me Fourie (BR045) ontvang is word dit genotuleer dat sy nie saamstem met die verband wat getrek word tussen die WhatsApp wat deur EP	After a letter from Ms Fourie (BR045) was received it is recorded in the minutes that she does not agree with the connection drawn between the	

	gestuur is en die klagte rondom die as-aangeleentheid wat sy aangemeld het nie agv die feit dat sy nie op die WhatsApp groep is nie. Punt 4 van die vorige notule verwys. Die notule van 18 Maart 2026 word deur die trustees goedgekeur.	WhatsApp sent by EP and the complaint regarding the ash matter that she reported as she is not part of the WhatsApp group. Point 4 of the previous minutes refers. The minutes of 18 March 2026 is approved by the trustees.	
4.1	**Voorgestelde verandering aan Reëls**	**Proposed amendments Rules**	**AvH**
	AvH het die konsep veranderinge vir beide die Gedragsreëls en die Argitektoniese- en Boureëls aan die trustees per e-pos aangestuur. Sodra almal saamstem met die veranderinge sal dit aan PPM gegee word vir die AJV agendapak.	AvH sent the draft changes for both the Conduct Rules and the Architectural- and Building Rules to the Trustees by email. Once everyone agrees with the changes, it will be given to PPM for inclusion in the AGM agenda pack.	
4.2	**Boom Mnr Du Plooy (BR062)**	**Tree Mr Du Plooy (BR062)**	**Trustees**
	‘n Ter plaatse besoek is gedoen direk na afloop van die vergadering (18 Maart 2026). Mnr en Me du Plooy (eienaars BR062), BC, EP, AvH en PB woon die gesprek by. HR kon slegs vir ‘n kort periode bywoon. Die volgende is bespreek en mondelings ooreengekom: 1) Die boom sal verder gesnoei word om ’n direkte see-uitsig vanaf BR055 se voordeur oop te stel wat ‘n siglyn tussen BR055 se voordeur en BR062 se Noordoostelike huis hoek behels; 2) Ten einde die estetiese vorm van die boom te behou, is ooreengekom dat indien die snoeiwerk die boom uit proporsie laat, dit ook aan die westekant verder gesnoei sal word om ’n gebalanseerde voorkoms te verseker; 3) Die boom sal voortaan op ’n gereelde basis gesnoei word om hierdie spesifieke uitsig in stand te hou; en 4) Die ooreengekome snoeiwerk is op 23 Maart 2026 onder toesig van Mnr du Plooy (BR062) en AvH tot almal se tevredenheid uitgevoer. EP en NF was ook teenwoordig.	An on-site visit was conducted immediately following the meeting (March 18, 2026). Mr and Ms du Plooy (owners BR062), BC, EP, AvH and PB attended the discussion. HR could only attend for a short period of time. The following were discussed and verbally agreed: 1) The tree will be further pruned to open up a direct sea view from BR055's front door, which requires a line of sight between BR055's front door and the Northeastern corner of BR062's house; 2) In order to maintain the aesthetic shape of the tree, it has been agreed that if the pruning leaves the tree out of proportion, it will also be pruned further on the western side to ensure a balanced appearance; 3) The tree will henceforth be pruned on a regular basis to maintain this particular view; and 4) The agreed pruning was carried out on 23 March 2026 under the supervision of Mr du Plooy (BR062) and AvH to everyone's satisfaction. EP and NF were also present.	
4.3	**Stoepteëls**	**Stoep Tiles**	**AvH**
	Verskeie opsies is deur AvH ondersoek en die plak van antiglipstroke blyk die beste opsie te wees. Al die ander opsies hou nie lank nie. Die stroke wat tans op die trappe is, is al vir twee jaar daar en lyk nog goed. EP sal ‘n rol aankoop.	Several options have been explored by AvH and sticking anti-slip strips seem to be the best option. All the other options don't last long. The strips that are currently on the steps have been there for two years and still look good. EP will purchase a roll.	**EP**

	‘n Voorstel word gemaak om ‘n strook oor die middel van elke teël te plak op die stoep vanaf die trappe na die klein hekkie. Net ná die kantoorgebou se deur, waar toegang tot die balkon verkry word, sal ‘n ketting opgesit word met ‘n waarskuwingsbord “Slippery when wet”. Die Komitee ondersteun die voorstel. EP dui aan dat daar reeds ‘n ketting beskikbaar is.	A proposal is made to stick a strip across the middle of each tile on the balcony from the stairs to the small gate. Just after the office building's door, where access to the balcony is gained, a chain will be put up with a warning sign "Slippery when wet". The Committee supports the proposal. EP indicates that there is already a chain available.	
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 aangemeld nie.	No new claims have been submitted.	
7	**Finansies**	**Finance**	
7.1	**Bestuurstate**	**Management Statements**	
	BC gee ‘n kort oorsig oor die finansiële posisie. Die Komitee aanvaar die state as korrek.	BC presents a concise overview of the current financial position. The Committee accepts the financial statements as correct.	
7.2	**Bankbalanse**	**Bank balances**	
	Tjek R 87 544.78 Bou Deposito R 55 987.41 Kleinkas R 3 649.52 Reserwe R 1 239 300.09 **TOTAAL R 1 386 681.80**	Cheque R 87 544.78 Building Deposits R 55 987.41 Petty Cash R 3 649.52 Reserve R 1 239 300.09 **TOTAL R 1 386 681.80**	
7.3	**Uitstaande heffings**	**Outstanding levies**	
	Daar is 6 eienaars wat tans agterstallig is met hul heffings. Twee is reeds oorhandig vir invordering. Op een van die eienaars is ‘n verstekvonnis verkry. Die Trustees werk nou saam met die prokureurs om ‘n werkbare ooreenkoms aan te gaan voor die lasbrief finaal uitgevoer word en beslaglegging plaasvind.	There are 6 owners who are currently in arrears with their levies. Two have already been handed over for collection. A default judgment has been obtained against one of the owners. The Trustees are now working with the attorneys to conclude a workable agreement prior to the final execution of the warrant and commencement of attachment proceedings.	
7.4	**Konsep Begroting 2027/2028**	**Draft Budget 2027/2028**	
	AvH en BC het reeds die	AvH and BC have already prepared the	

	konsepbegroting opgestel. Die geouditeerde finansiële state word afgewag om die begroting te finaliseer. ‘n Voorstel word gemaak dat daar ‘n bedrag van R200 per maand ekstra aan Coastline Gardens betaal word vir 6 maande as gevolg van die buitensporige styging in brandstof. Die voorstel word deur die Komitee goedgekeur en sal in die begroting bygewerk word.	draft budget. The audited financial statements are awaited in order to finalise the budget. A proposal is made that an additional amount of R200 per month be paid to Coastline Gardens for six months due to the excessive increase in fuel costs. The proposal is approved by the Committee and will be included in the budget.	
8	**Argitektonies**	**Architectural**	
	Mnr Truter het navraag gedoen by LN nadat hy deur sy kontrakteur ingelig is dat iemand hom meegedeel het dat sy voordeur by BR035 nie reg is volgens Blue Ridge voorskrifte nie. Dit is belangrik dat die regte prosedure gevolg word as inwoners iets opmerk wat nie volgens estetiese reëls is nie en daar moenie direk met kontrakteurs ingemeng word nie. By die afteken van boupersele sal die bou-komitee aan eienaars en kontrakteurs uitwys indien daar enige iets is wat nie volgens die Argitektoniese Riglyne is nie. Eienaars en/of kontrakteurs sal dan die geleentheid gegun word om dit reg te stel voordat die projek afgeteken word en die bou-deposito uitbetaal word. ‘n Voorstel word gemaak dat “tinting” van glas by die Argitektoniese riglyne gevoeg word om enige grys areas uit te skakel. BR077 het aansoek gedoen vir goedkeuring van ‘n “as built”-plan. Dit is vir ‘n venster wat geskuif het. Dit is deur die bou-komitee goedgekeur. Daar word gemerk dat daar by sommige huise wit ventilasiepype gebruik word by hul dakke. Eienaars sal versoek word om die wit pype dieselfde kleur as die dakke te verf. As die pyp teen die fassiebord is, moet dit dieselfde kleur as die fassiebord geverf word. Die Argitektoniese Riglyne sal dienooreenkomstig aangepas word.	Mr Truter raised a concern with LN after being advised by his contractor that someone told him that his front door at BR035 is not in compliance of the Blue Ridge regulations. It is important that the right procedure is followed if residents see something that is not according to the aesthetic rules and there should be no interference with the contractors. During site sign-off the building sub-committee will identify any deviations from the Architectural Guidelines to owners and contractors. The owners and/or contractors will then be afforded the opportunity to rectify these before the project is signed off and the building deposit is released. A proposal to include glass tinting within the Architectural Guidelines to eliminate any grey areas is approved. BR077 applied for approval of an ‘as built’ plan relating to a relocated window, which was duly approved by the building committee. It is noticed that white ventilation pipes are used at certain sites when protruding through roofs. Owners will be requested to paint these pipes to match the roof colour, or the fascia board colour when close to the fascia board. The Architectural Guidelines will be amended accordingly.	
9	**Infrastruktuur**	**Infrastructure**	
	Eienaars moet versigtig wees met beweging deur die nuwe hekke. Daar	Owners should exercise caution when moving through the new gates. There	

	was reeds 'n paar voorvalle waar bestuurders die hekke gestamp het. Lig veral besoekers en kontrakteurs in. 'n Uitdaging word ondervind met gevalle waar twee motors gelyk in en uit wil beweeg. As beide kante van die hek gelyk oopgemaak word en 'n kar aan die een kant deurry, stop die anderkantste hek ook en begin na 'n paar sekondes weer toegaan. Die hek moet dus weer geaktiveer word voor daar deurgery kan word. Die trustees is besig om verskeie opsies te toets om dit te omseil.	have been several incidents already where drivers have bumped the gates. Visitors and contractors should especially be informed. A challenge is being experienced in cases where two cars attempt to enter and exit simultaneously. If both sides of the gate are opened at the same time and a car passes through on one side, the opposite gate stops as well and starts to close again after a few seconds. The gate must therefore be reactivated before driving through. The trustees are currently testing various options to resolve this issue.	
10	**Sekuriteit**	**Security**	
	Wimation het ingestem om CCTV waarskuwingsborde aan te bring op al vier kamerapale rondom Blue Ridge. 'n Voorstel word gemaak dat soortgelyke borde elke 30 tot 50 meter rondom die grensmuur opgesit word. HR noem dat Takealot pakke van 4 aluminium-waarskuwingsborde teen R280 beskikbaar het. Plastiek gaan te vinnig verweer. Die voorstel om genoeg pakke aan te koop word goedgekeur. By wildshek gaan die waarskuwingsbord geskuif word om meer sigbaar te wees. BR101 bou tans teen die wildsheining en die bouer het sy skadunet aan die wildsheining vasgemaak. Dit lyk of die heining begin uitsak nadat hul teen die heining gegrawe het en die eienaar sal moet verseker die heining is in dieselfde toestand as wat dit was voor die bouery begin het sodra hulle klaar is.	Wimation has agreed to install CCTV warning signs on all four camera poles around Blue Ridge. A proposal is made to place similar signs every 30 to 50 meters along the perimeter fence. HR mentions that Takealot offers packs of 4 aluminium warning signs at R280. Plastic signs would weather too quickly. The proposal to acquire enough packs are approved. The warning sign at the game fence will be moved to be more visible. BR101 is currently building against the game fence, and the builder has attached his shade net to the game fence. It looks like the fence is starting to sag after digging against the fence and the owner will need to ensure the fence is in the same condition as it was before construction started once they are finished.	**HR** **HR**
11	**Instandhouding & tuine**	**Maintenance and gardens**	
	Geen nuwe sake.	No new matters.	
12	**Personeel**	**Staff**	
12.1	**Killer status**	**Killer status**	
	Status quo is dieselfde. Daar word voorgestel dat EP tydens die volgende besoek saam met Killer na die Departement van Binnelandse Sake	*Status quo* remains. It is proposed that EP joins Killer during his next visit at the Department of Home Affairs to verify the information given to the HOA.	**EP**

	gaan om die inligting wat aan die HOA verskaf is, te verifieer.		
13	**Nuwe sake**	**New Matters**	
13.1	**Voorgestelde veranderinge aan die Gedragsreëls en Argitektoniese Riglyne**	**Proposed amendments to the Conduct Rules and Architectural Guidelines**	**AvH**
	Die dokumente is deur AvH aangepas met insette van al die trustees en sal ná finalisering aan SM verskaf word vir die AJV pak.	AvH updated the documents with input from all the trustees and will submit it to SM upon finalization for inclusion in the AGM pack.	
13.2	**Skrywe Me Fourie**	**Letter Mrs Fourie**	
	‘n Tweede e-pos is vanaf Me Fourie (BR045) ontvang nadat Januarie 2026 se notule aan al die eienaars versprei is. Ná indringende verdere bespreking sal ‘n antwoord aan haar gestuur word en ‘n klein verandering sal aan die notule aangebring word.	A second email was received from Ms Fourie (BR045) after the minutes of January 2026 were circulated to all owners. After in-depth discussion, a reply will be sent to her, and a small change will be affected to the minutes.	
13.3	**Facebook-blad**	**Facebook Page**	
	Daar is tans ‘n Blue Ridge Landgoed Facebook blad wat deur ‘n onbekende persoon geskep is. Die blad is in 2018 geskep en lê dormant. Die laaste boodskap wat gepos was, was in 2022. So ‘n blad is gekoppel aan ‘n persoon se persoonlike blad en kan dus nie deur iemand anders op datum gehou word nie. Daar is ‘n offer vanaf ‘n inwoner om ‘n nuwe blad te skep, maar die Komitee besluit dat die blad eerder geskrap moet word aangesien Blue Ridge reeds ‘n webblad het asook twee WhatsApp groepe wat inligting soos dierelewe en mooi tuine baie effektief deel. AvH sal ‘n resolusie opstel wat aan Facebook se administrateur gestuur moet word om die proses aan die gang te sit.	There is currently a Blue Ridge Estate Facebook page that was created by an unknown person. The page was created in 2018 and has remained dormant. The last post was made in 2022. Such a page is linked to an individual’s personal account and therefore cannot be kept up to date by anyone else. There is an offer from a resident to create a new page, but the Committee resolves that the page must rather be deleted as Blue Ridge already has a website as well as two WhatApp groups which are sharing information such as wildlife and beautiful gardens very effectively. AvH will draft a resolution to be sent to Facebook’s administrator to initiate the process.	**AvH**
13.4	**Munisipale Elektrisiteit**	**Municipal Electricity**	
	Ons het ‘n kabelbreuk gedurende Sondag die 15de Maart gehad en die Munisipale span was binne ‘n uur op die perseel en het die hele dag, met verskeie spanne soos die probleem opgespoor is, onverpoosd gewerk om die probleem op te los. ‘n Voorstel is gemaak om ‘n bedankingsbrief aan die Munisipaliteit te stuur vir die flinke optrede en die word so	We had a cable break during Sunday the 15th of March and the Municipal team was on site within an hour and worked tirelessly all day, with various teams as the problem was traced, to fix the problem. A proposal was made to send a letter of thanks to the Municipality for the diligent action and the proposal is supported.	**SM**

	aanvaar.		
14	**Besluite tussen vergaderings wat via Epos/WhatsApp gemaak is.**	**Decisions between meetings made via Email/WhatsApp**	
14.1	**Werkerspermitte**	**Workers Permits**	
	Geen nuwe aansoeke.	No new applications.	
14.2	**Agente Induksies**	**Agent Inductions**	
	Geen nuwe induksies.	No new inductions.	
14.3	**Honde Registrasie**	**Honde registration**	
	Geen honde.	No dogs.	
14.4	**Bouplanne Goedgekeur**	**Bouplanne Goedgekeur**	
	BR027 - aanbouing goedgekeur.	BR027 - addition approved.	
14.5	**Algemeen**	**General**	
	Die bekommernis wat by die vorige vergadering uitgespreek is rakende die watermeter lesing by BR035 het ‘n formele klagte tot gevolg gehad wat deur EP teen LN ingedien is. Daar is besluit om ‘n verhoor te hou om dit te probeer besleg om 10:00, direk ná die trustee-vergadering. EP, LN en beide Mnr en Mev Truter is genooi om by te woon.	The concern expressed at the previous meeting regarding the water meter reading at BR035 resulted in a formal complaint lodged by EP against LN. It was decided to hold a hearing to try to resolve it at 10:00, directly after the trustee meeting. EP, LN and both Mr and Mrs Truter were invited to attend.	
15	**Privaat aangeleenthede**	**Private Matters**	
	Nie vir publikasie	Not for publication	
16	**Datum van volgende vergadering**	**Date of next meeting**	
	Die datum vir volgende vergadering sal bevestig word.	The date for the next meeting will be confirmed.	
17	**Afsluiting**	**Closure**	
	Die vergadering verdaag om 10:00.	The meeting adjourns at 10:00.	
	Goedgekeur / Approved 2026-05-28		