



Home Owners Association

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BBHOA MANAGEMENT COMMITTEE MEETING

MINUTES

Date: 17th March 2025

Time: 18.00-19.30 hrs

Place: Ou Skool, Bbos

	Agenda Point	Action
1.	<p>WELCOME & APOLOGIES Pail Giess opened the meeting with Coleen Emmenis joining later Present: Leon Le Roux, Elsa Wright, Wilmien Fourie, Paul Giess, Jenny Beeton, Coleen Emmenis Notetaker: Louise de Waal Apologies: Johnathan Wright</p>	
2.	<p>MINUTES OF PREVIOUS MEETING (20/01/2025) Accepted as an accurate record of the meeting. Proposer: EW Seconder: WF</p>	
3.	CLOSING OF AGENDA	
4.	<p>MATTERS ARISING FROM PREVIOUS MINUTES (20/01/2025) CE to bring outstanding issues up at next Ward meeting – de Wet attended the February ward meeting on behalf of BBHOA and his report was circulated. Although largely undesired by residents, CE requested that the tarring of grit roads should remain on the list of municipal actions for BBos to ensure that we do not lose budget. Additional security cameras are still way down the list. EW circulated the traffic assessment report to the committee. BBHOA July event – organisation is ongoing Plaaswag liaison meeting: PG circulated minutes of the meeting. These have also been circulated on the members WA group. Any suspicious activities to be reported to Plaaswag for circulation rather than using BBHOA groups. Membership list has been created by LdW based on receipt book.</p>	
5.	<p>CONSTITUTION Minor ammendments made to the BBHOA Constitution in Jan 2023</p>	LdW to check minor

	were never formally adopted. They were accepted here.	membership details.
6.	<p>MEMBERSHIP</p> <p>PG – maintenance of old paper membership records is a challenge. An electronic system was proposed to be initiated in line with the new website.</p> <p>In the meantime, PG proposed that for 2025 all fees be waived. All members should then be brought into both WA groups with a note explaining the process.</p> <p>End of 2025 – The online membership form will be ready with paid membership to begin again in 2026. This will be initiated at the AGM in December 2025.</p> <p>2025 paid members – to be carried over to 2026 unless individuals prefer to be reimbursed.</p>	<p>PG to make a BBHOA flyer – to be put up in Winkel, Ou Skool, Marietjies.</p> <p>CE to go around the village with the flyer in the next two weeks.</p>
7.	<p>COMMUNICATIONS, WHATSAPP GROUPS & WEBSITE</p> <p>A draft of the website was shared. Website to go live by Easter. Better communication from BBHOA is crucial and the website and WA groups will play an important role.</p>	<p>LdW to check on hosting costs</p>
8.	<p>FEEDBACK FROM WARD COMMITTEE MEETING (February 2025)</p> <p>The village is still in the running to receive a sakkie bakkie for fire fighting from Municipal funds – this is advancing in the list of municipal priorities and will possibly occur by the end of the year.</p> <p>Tarring of roads in Bbos to be deprioritized and moved down the list. Indications are that there is little to no support for road tarring of village roads from residents. There is support for tarring of local connecting roads (e.g., Pearly Beach Road).</p> <p>Bbos Precinct Plan/Overlay plan – it is not clear if the 2015 plan is still in place or has been updated.</p> <p>The current plan suggests that the village's water treatment and circulation system may need to be updated in 5 years time, particularly given the increasing population of the village.</p>	<p>CE to ask S. Fourie for Overlay Plan</p> <p>PG to write to Municipality for clarification on the water issue.</p>
9.	<p>FEEDBACK FROM PLAASWAG MEETING</p> <p>A useful meeting was held between the SPW and BBHOA in February at the height of the recent spate of house break-ins. Comprehensive advice (in the form of minutes from the meeting) on how to address security issues was circulated by Amanda from SPW following the meeting. This is available on request to all BBHOA members if they have not yet received it. The committee noted how useful this guidance is and thanked Amanda for her efforts.</p> <p>It would be preferable to distribute security information through SPW communication channels.</p> <p>The BBHOA communication channels should be reserved for our core issues. If a security message is posted on the member's board SPW advises NOT to name or photograph any individuals as this may be detrimental to securing a conviction later in the prosecution process.</p> <p>SPW has better insight on security issues than BBHOA and it may be useful for them to send a member to attend future BBHOA committee meetings as invited guests when the village faces</p>	<p>PG to continue to liaise with Plaaswag</p>

	particular security issues. BBHOA will continue to promote SPW membership to its members.	
10.	<p>ONGOING MATTERS: SPEEDING, WATER PRESSURE, JULY EVENT, BBOS FARM MARKET</p> <p>Speeding: Several members have complained about speeding by a BBHOA member in the village. The committee identified this as an issue best resolved by a personal approach to the member involved. The committee appeals to all members to respect their neighbours.</p> <p>Water pressure: Municipal water pressure has again been identified as an issue by some residents in the village. Before the next meeting, a communication will go out to residents based on guidance from the municipality.</p> <p>July event: Planning will intensify closer to the date. Ongoing.</p> <p>Market: Making progress, including with a business licence from the municipality.</p>	<p>Speeding - CE to speak to the individuals involved.</p> <p>Water - PG to put query on WA group and liaise with OM.</p>
11.	<p>PLOT CLEARING</p> <p>The collaborator app is not proving useful for dealing with plot-clearing requests. The municipality is simply closing requests after contacting the landowners, regardless of whether they take action.</p> <p>CE has escalated one such incident of an overgrown plot to the fire services and has received a positive response. The plot owner has been given 25 days to clear the plot in question. If not, fire services will conduct a risk assessment and consider bringing in private plot clearers at the owner's expense. There are still 15 days to go. This is being monitored.</p> <p>The contacts and information acquired during this process are being retained by the BBHOA and it is hoped we will have a successful case study of how to effect plot clearing within the village to share with members in the near future.</p>	CE to give feedback.
12.	<p>NEXT MEETING</p> <p>Monday 12th May 2025 18.00 hrs</p>	
13.	<p>CLOSING</p> <p>CE closed the meeting</p>	