

AGM/2014

Jal Vayu Vihar House Owners Welfare Association
Kukatpally, Hyderabad 500085
13 July 2014

JAL VAYU VIHAR HOUSE OWNERS WELFARE ASSOCIATION

MINUTES OF THE ANNUAL GENERAL BODY MEETING HELD ON AT 0930HRS ON 13 JULY 2014

1. The following Board of Managers was present:

Cdr(Retd) JVR Moorthy	President
Dr N Chalamaiah	Vice President
Shri D Papa Rao	Secretary
Shri Ramesh	Treasurer
Shri URK Prasad	I/c Security
Wg Cdr(Retd) VS Samsi	Member
Cdr(Retd) AVV Subba Rao	Member
Shri A Hari Kishore	Member

2. As per the notice, the meeting was called to order at 0930hrs and **reconvened at** 1010 hrs as quorum was then available. The meeting commenced thereafter. A total of 61 members were present.
3. Also present: Mr Viswanadh, CA, auditor for JVVHOWA.
4. **Conduct of Business**

President welcomed the members. Members and non-members were requested to sit separately.

- a) Approval of Minutes of AGM 2013 dated 23 June 2013: As the minutes were already circulated to all the members and since no clarification was required, the General Body has taken it as read and approved. Proposed by Wg Cdr PM Rao DU 158 and seconded by Shri P Krupakar DU 37.
- b) Approval of Minutes of Residents Meeting dated 01 June 2014: As the minutes were already circulated to all the members and since no clarification was required, the General Body has taken it as read and approved. Proposed by Cmde(Retd) V Kumar DU 58 and seconded by Cdr(Retd) Ashok Kumar DU 85.
- c) **Report of BoM** As the BoM Report was already circulated, the President said it be taken as read.

- 4 **Presentation of Accounts and Approval of Audit Report:** During discussions, Cmde V Kumar brought out that Rs 6,35,000/- was being shown as miscellaneous expenses (asset). Since the amount was paid to Water Works department for drawing additional water, a non refundable deposit was paid and the previous decision was that deferred expenditure shall be written off over a period of ten years.

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This has to be rectified in the next year's balance sheet. The Auditor agreed to do so. The accounts were approved subject to rectification being carried out in the next year's balance sheet. This was proposed by Cmde Kumar DU 98 and seconded by Shri TV Rao DU 214.

5 Agenda Points

5.1 Replacement of existing water pipe lines being corroded/worn out. The General Body proposed that the matter should be taken by the new Board of Managers and come with a proposal with an estimated cost and to identify priority areas. The General Body constituted a committee to look into the matter. The following will comprise the Board and are to work out estimates and circulate their findings to all members:

Cmde Kumar	DU 58
Cdr R Dasari,	DU 34
Sri PV Rao,	DU 178
Sri N Srinivas	DU 245
Sri Laxmi Rajam.	DU 229

Cdr VVS Naidu DU 114 and Dr N Chalamaiah DU 110, due to their previous involvement in the rough estimation of replacement costs of pipelines, may also be consulted. The Committee was requested to provide its report in 3-4 months and a detailed report by 6-7 months.

5.2 Illegal tapping of water The General Body was informed that owner of DU 52 was having an illegal water connection and he was directly drawing water from the main line and circumventing the water meter. It was also brought that few other similar cases may exist. Shri N Srinivas DU 245 suggested that a Committee be formed to look into this. After a lengthy discussion it was finally decided that the next BoM should study the Water Works Department directions in this regard and initiate necessary action against the defaulters. The Board also decided the following:

- All DUs will have only one water connection and second connection is not permitted.
- All public water supplies to be metered.
- One month notice to all DUs to disclose illegal connection.
- No booster pumps are allowed in any DU for installation of booster pumps is illegal and inconveniences the neighbors as such.

5.3 DU 209 The last AGM authorized the BOM to initiate suitable action against Sri G.G.K. Chaitanya, owner of DU #209. The Board disconnected the water supply on 18th Feb 2014. Sri G.G.K. Chaitanya has not cleared dues totaling to Rs 22,000/-till date. The General Body decided that till DU 209 clears his dues water connection should not be restored and frequent notices should be served on him, copy of which is to be pasted on his DU wall.

5.4 Issue of NOCs to owners of DU's for Addition/Alterations/Modifications The General Body discussed the issue at length and agreed that:

- A specific Pro forma for NOC (No Objection Certificate) should be designed by the new BoM.

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- b) Have a validity period of three months for the NOC
- c) Strictly follow Bye-Laws, GHMC rules, Group Housing rules for DU which apply for alterations/modifications before giving NOC.

5.5 Sri KSP Reddy brought out that Type IIIH have already obtained permission from AFNHB for a bedroom and toilet on the first floor/ constructed by individual owners on their own after taking necessary approvals from the local authorities. Shri C Nagesh Babu DU 238 brought a point that Type III houses had approval from AFNHB to construct on the entire first floor. He produced an AFNHB Signal in this regard. The President requested him to hand over the copy for further study. The President also brought out that as per earlier AGM on the subject as well as correspondence from AFNHB, only a bedroom and toilet may be constructed by individual owners on their own after taking necessary approvals from the local authorities. As a discrepancy existed the matter requires further and detailed study and legal clarification.

5.6 A few members wanted to know the action being taken by JVVHOWA regarding unauthorized constructions/modifications/alterations. As the matter is sub-judice, the President opined that the matter cannot be discussed in the AGM otherwise it will be a contempt of court..

5.7 The tariff rates of Akasha Ganga It was decided by the General Body that status quo is to be maintained for the rates of members and the rates as promulgated by BoM for non members was approved.

5.8 Erecting of Shed for kitchen rear side of Akash Ganga. The General Body unanimously decided for erecting a shed rear side of Akash Ganga at a estimated cost of Rs One lakh.

5.9 Appointment of Auditors The AGM has decided that M/S P Viswanadh & Associates, Chartered Accountants to continue for the next year with the same fee.

6 Additional Agenda Points

6.1 Closing of North, South and Western gates The majority members were of the view that the issue of closing of gates has wider ramifications. Hence the issue was not taken up.

6.2 Proposal for swimming pool on BOT basis. Majority members by vote were not in favour of a swimming pool in the Colony.

6.3 Installation of coolers/ACs etc in Akash Ganga The members decided that the new Board may constitute a Committee and come up with their recommendations and estimated costs. This is to be discussed at the next AGM.

6.4 Storm water drains The AGM decided that the issue was to be addressed on case to case basis and the new committee will address the issue.

6.5 School Bus in by lanes and roads. The AGM took a decision that no School Cabs/Autos /School Van is allowed inside the roads of the colony for the children pickup/drop.

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6.6 **Widening of double road** It is feared that in the new Master Plan DUs along the double road are going to be impacted due to the road widening. The BoM should pursue the matter with Government authorities.

7 **Points with the permission of Chair**

- 7.1 All vacant lands/corridors from North to South gate are to be fenced. AGM approved the point.
7.2 Trees whose roots are penetrating into the DUs have to be removed. AGM approved the point.
7.3 Extra benches have to be put for ladies all across the colony including Type VI. AGM approved the point.

8. **Election of Office Bearers for BoM**

<u>Name</u>	<u>Proposed by</u>	<u>Seconded by</u>
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Type II

Sri Y Ramanjaneyulu DU 186	Sri PV Rao DU 178	Sri T Sateesh DU 208
Sri PV Rao (Type II) DU 178	Sri M Deva Das DU 210	Sri B Tata Rao DU 187

Type III H

HFO(Retd) S Laxmi Rajyam DU 229	Sri KSP Reddy DU 233	Sri R Karunakar Reddy DU 231
Sri M Ramesh Babu DU 244	Sri C Nagesh Babu 238	Sri S Rama Raju DU 234

Type V

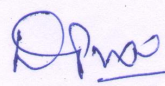
Rama Chandra Raju DU 134	Wg Cdr(Retd) VS Samasi DU135	Dr BN Chellamiah DU 110
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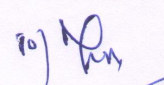
Type VI

Cdr(Retd) R Dasari DU 34	Mrs Ram Sita DU 33	Mrs Sushma Prasad DU 77
Smt P Ram Sita DU 33	Cdr(Retd) R Dasari DU 34	Mrs Sushma Prasad DU 77

9 The Secretary informed the House that Prof K Eshwar Prasad DU 255 from Type VH has indicated his willingness to be on the Board.

10 Meeting ended with Vote of thanks by congratulating the incoming committee and thanked the present Committee for their services in 2013-2014


Secretary
JAL VAYU VIHAR
HOUSE OWNERS WELFARE
ASSOCIATION
Kukatpally, Hyd-85


President
JAL VAYU VIHAR
HOUSE OWNERS WELFARE
ASSOCIATION
Kukatpally, Hyd-85