

JALVAYU VIHAR HOUSE OWNERS WELFARE ASSOCIATION

MINUTES OF ANNUAL GENERAL BODY MEETING HELD ON 30 JUL 2017 AT AKASH GANGA, JAL VAYU VIHAR HYDERABAD, KUKATPALLY Hyderabad

The following Board of Managers were present during the AGM 2017.


Wg Cdr P M Rao (Retd)	President
Sri K Phani Kumar	Vice President
Wg Cdr V Gouripathi(Retd)	Secretary
Sri G V Subbaiah	Jt Secretary
Ssri Y Harish	Treasurer
Sri D Indraneel	Member
Sri KVA Raju	Member (Absent-Away to USA)

1. At 9.30 AM a head count was taken as 11 members and having found that the assembly was not meeting the quorum, Secretary adjourned the house for 30 Minutes as per Bye Laws. As the members were still settling even at 10 AM, the meeting reconvened and commenced business at 10.15 AM with 48 members. Finally, 73 members attended the meeting
2. **Obituararies :** The Secretary informed the house about the demise of Wg cdr AP Rao (Retd) , DU No 40 on 03 March 2017 and Sri S Appa Rao DU No 32 on 01 Apr 2017. He has narrated the contributions of the members to the colony. Later the house stood in silence for two minutes in silence and prayed for departed souls.
3. **Opening Remarks by President:** President in his opening remarks, The President touched up on the various happenings during the last one year. He mentioned about the actions taken based on the Water Committee Report, unauthorised modifications to DUs and the follow up action, major maintenance works taken up etc. He also mentioned about Haritha Haram 2016 and 2017 and visit of Sri KTR and his praise for colony. He also discussed about silver jubilee celebrations and its associated events like inauguration of Abdul Kalam Bagh . The President stated that JVVHOWA Telephone Directory 2017 has been published and being distributed to residents. President also informed appointment of Cdr Subba Rao (Retd) as Returning Officer for electing the new BOM.
4. **Introduction of New members:** Secretary informed that as many as 12 new members joined the colony and introduced them to the house.

5. **Approval of Minutes of AGM 2016:** Secretary informed the house that all works pertaining to Water Sub committee are auctioned except replacement of pipes as the cost is enormous and the BOM has decided to take up works as on required basis. The other point pertaining to a private member bill, as there was no feed back and further pursuing by member the point is dropped. The Minutes of AGM were proposed for approval by Wg Cdr KP Rao (Retd) and seconded by Cdr AV Subba Rao (Retd) and the minutes unanimously approved.
6. **BOM Report 2016-17:** The Secretary brought out the salient features of the work undertaken by the present BOM between Jun 2016 and Jul 2017 to the members of the house. These were circulated along with AGM Notice and placed as Appendix A to these minutes.
7. **Audit Report and Balance Sheet for the FY 2016-17:** Salient features of the Balance Sheet for the FY 2016-17 were brought out by the Secretary. Cdr Gajapati (Retd) pointed out that the auditors need to certify that not only the correct accounting practices are followed, as also that the stipulations of the society Bye laws have been complied with. Cdr AV Subbarao proposed approval of the balance sheet, Cdr DP Kothuri(Retd) seconded and the house approved the balance sheet unanimously.
8. **Approval of Resident Owners' Meetings:** Secretary informed the house that three resident owners' meetings were held during the year which need the approval of house. During the course of discussion Cdr Kothuri (Retd) pointed out there is nothing to be approved in Meetings dated 03Sep 2016 and 16 June 2017. Secretary agreed with his opinion and informed that in the meeting dated 10 Feb 2017, Purchase of CC TV cameras needs approval . Purchase of 17 CCTV cameras at a cost of Rs 2. 47 Lakhs as consented by the members during the Residents meeting held on 10 Feb 2017 has been approved by the house. The unresolved remaining will be discussed de novo. Secretary informed the house that Report of the Committee to study Maintenance charges will be presented to the house by Cdr Kothuri (Retd) on behalf of the committee.
9. **Maintenance Charges:** A team comprising Col N papa Rao(DU 172),Cdr DP Kothuri (Rtd) of DU 272 and Sri T Venkateswara Rao of DU 214 made a presentation bringing out various aspects of maintenance charges collected, income to the society from various sources and the modalities of expenditure. The GST issue has been briefly touched up on which was subsequently elucidated by the auditors. During the discussions that ensued, the following issues were discussed at length:
 - Maintenance charges should be proportionate to the area of the DUs.
 - Comparison of income from maintenance charges during the last three FYs.
 - How to meet the GST burden.After the deliberations, the Secretary proposed that the monthly maintenance charges be enhanced to Rs 800/ per month. The proposal was put to vote. Among the members present and voting, thirty six members voted in favour of the increase and twenty nine members voted against the proposal. The motion is carried and the proposal is approved by the house and to be reviewed in next AGM.
10. **Election of new BOM & Advisory committee:** As some of the DUs representations are likely to have a contest, Cdr AV Subba Rao has been requested to be Returning Officer for which he has kindly consented. He conducted the process as per Bye Laws and in some cases with the consent of the House. The new Board of Managers list is placed as Appendix B to these minutes. Similarly Secy requested for volunteers for Advisory committee, and names of the Advisory Committee are placed as Appendix C to these Minutes.

11. **Velvet Divorce from AFNHB ,New Delhi** : The Secretary brought out that AFNHB, Delhi had mooted a proposal to hand over complete control of JVV to the association management to make it autonomous. The BOM sought details of the proposal to which the AFNHB forwarded a draft agreement to be entered in to between both the organisations. The BOM in consultation with the Advisory Committee perused the draft agreement and sought clarifications on many issues. Reply from AFNHB is awaited.
12. **Action against unauthorised modifications** : The President outlined action taken against the owners carrying out modifications without NOC from BOM which is tantamount to illegal modifications. He stated that the subordinate staff of the Town Planning Department of GHMC show lenient approach while acting up on the complaints raised by the BOM. The members of the house resolved that BOM should not hesitate to take legal recourse if the situation arises. The issue is to be acted up on by the new BOM expeditiously.
13. **Sub Letting, PG Accommodation,Commercial Activities in DUs** : The issue which was discussed during the Residents meeting held on 10 Feb 2017 as highlighted by the Secretary. The BOM proposed imposition of enhanced maintenance charges, five to ten times the normal rates, on the erring DUs. Some residents expressed that whilst this may act as a deterrent, it would send a wrong signal that such activities are accepted. It has been resolved that the owners of the erring DUs should be impressed up on about the fall out. If no positive outcome is seen legal action should be resorted to.
14. **Rationalisation of water charges** : The President brought out that the existing water charges for high end consumers viz. those who consume more than 35 KL per month, are prohibitive and punishing. He proposed that the charges for 35 KI- 50 KL be pegged at Rs 45 per KL. Commodore V Kumar (Retd) explained the logic behind the rates for high end consumers that the rates were fixed at par with tankerage rates as the consumption is beyond equitable distribution quota. The members who constituted the Water Committee in 2016 insisted that the rates recommended by the committee be implemented *intoto*. As no consensus emerged, it has been decided to maintain status quo.
15. **Appointment of Auditors & Standing Counsell**: Secretary proposed for the appointment of M/S P Viswanath and associates as statutory auditors for the Financial year 2017-18 with a remuneration of Rs 35,000/- per annum. He also proposed for extension for one more term for Sri M Babu Rao, MA, LLB as standing Counsell for a remuneration of Rs 20,000/- per annum. The appointments were proposed by Cmde Kumar and seconded by Sri Prasad.
16. **Vote of Thanks**: Secretary thanked all those who helped BOM in carrying out the duties and tasks in the last one year. He specifically thanked members of the advisory committee, Members of Internal Audit Team and the Committee for study of Maintenance Charges. He expressed his gratitude to Cdr AV Subba Rao (Retd) for accepting to be Returning Officer for the election of BOM members.

There being no listed points on the Agenda the AGM concluded at 2 PM.


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

BOM Report 2016-2017

1. **Cashless/Paperless office**
 - a) **online banking:** Introduced the facility for payments through RTGS/NEFT
 - b) **POS devices:** with the help of Andhra Bank Point Of Sale swiping Machine established in the office.
 - c) **SMS method of communication:** Introduced SMS facility to all residents and all owners to communicate Water and electricity bills and other important communications. This ensured rapid and effective communication.
2. **Website launching:** Launched our own website www.jvvkukatpally.com . All important matters are included and needs further improvement with suggestions from members.
3. **Shifting of Security Room & opening of Siva Parvati Gate:** As per the decision of previous AGM Siva Parvati Gate is opened 24 Hours and Security room has been shifted from East Gate to South Gate. The height of East Gate has been increased.
4. **Water board: Points auctioned**
 - a) **Cleaning of Tanks and white washing** has been done.
 - b) **Electronic System for Automatic filling of Over Head water tanks** has been installed.
 - c) **Alarm for sumps fitted to indicate as and when the sumps are filled.**
 - d) **Survey carried out for replacement of Pipes.**
5. **Activation of second bore well with new pump.**
6. **Medical camps:** Various medical camps and diagnostic services at subsidised prices conducted periodically.
7. **Silver jubilee Function.** On the occasion of entering into 25 th year of our Association, the BOM conducted a three day event including cultural functions, Sports festival and felicitations to all previous Principal Office bearers. The occasion also marked by the inauguration of Abdul Kalam Bagh by Sri P Mahendra Reddy , Honble Minister Govt of Telengana and New Security Room inaugurated by Sri Kushalkar , Circle Inspector, Kukatpally HB PS. Two new out door Badminton Courts are inaugurated by Sri Janaki Rama raju Corporator Hyder Nagar..
8. **Demonetisation:** During this period difficulty was experienced to carry out routine maintenance and salaries to the staff. The problem was successfully handled by establishing good liaison with Andhra bank and

members voluntarily paying advance payments. To alleviate the problems of residents, cash disbursement through swiping machines was arranged twice in the colony.

9. Ujaala : In order to save power bills of the residents, twice camps were conducted to sell LED bulbs , Tube lights and Fans at subsidised rates.
10. Jeevan Praman : Camp for Biometric Life Certificate for all the pensioners has been arranged. More than 60 pensioners availed this opportunity.
11. Reconstruction of compound wall: The collapsed areas of the compound wall have been reconstructed, partly with the help of GHMC.
12. Harita Haram: As a part of increasing the green cover of the state, Govt Of Telengana launched prestigious Harita Haram project. The colony enthusiastically participated in this project by planting /distributing more than 10,000 saplings.
13. With the approval of Resident Owners Meeting 16 additional CC cameras were installed in the camp bringing it to a total of 32 Cameras. Most of the bylanes are also now covered.
14. Cleaning of drainage and nalas. Cleaning of all the drainages and nalas was done in Aug 2016 and May 2017. Though most of the colonies got inundated during last monsoon, our colony inspite of being in a low area never faced such problem.
15. New Telephone Directory: After a gap of four years, updated new Multi Colour Telephone Directory is published in July 2017.
16. Transformers: Two new transformers are being allotted to the colony by TS TRANSCO and are about to be installed.
17. Case taken up for Indoor stadium and Gymnasium. The drawings are submitted to local corporator/MLA . Likely to be approved in this financial year.
18. Introduced Vehicle Passes: In spite of being free of cost residents are still reluctant to collect the same. The coverage is 50%.
19. Extensive coverage to Waste separation under Swacha Sarvekshana. Conducted Seminar on WOW (Wealth Out of Waste)
20. Conducted Training camp on Water harvesting.
21. Constant liaison with GHMC and Transco
22. Normal functions: All yearly functions like Independence Day, Gandhi Jayanti, New Year Day, Republic day and Panchanga Sravanam.
23. Other functions by this BOM: Sankranti Samburalu, Tyagaraja Aradhana, Diwali, Gita recitation and Social and Cultural Evenings.
24. Functions by Ganesh Utsava Committee: Ganesh Chaturdhi, Dussara, Sri Rama Kalyanam


(V Gouripathi)

Wg Cdr (Retd)

Secretary

JVVHOWA

Appx "B" to AGM
Minutes 2017

JALVAYU VIHAR HOUSE OWNERS ASSOCIATION
NEW BOARD OF MANAGERS 2017-18

Serial No	Type Of Dwelling Unit	Member Elected	Proposed by	Seconded by
1	VI	Sri.RV.Prasad DU No.47	Sri.S. Rajeswara Rao DU No.16	Smt. R.Sujatha DU No.12
	VI	Sri.T.Gandhi Reddy DU No.27	Sri. HR Prashanth Sarma DU No. 28	Dr.M.S.M. Pasha DU No.17
2	V	Sri.N.Chalamaiah DU No.110	Sri. R.Tejaram DU No.124	Cdr P Surendra Nath DU No.107
	V	Sri. P.Naga Srinivas DU No.115	Sri.PMV Raghu Nadh Babu DU No.111	Sri.G. Narayana Swamy DU No.116
3	III -H	Sri.Harish DU No. 223	HFO(Retd) S. Laxmirajam DU No.229	Sri.P. Veera Babu DU No. 230
	III -H	Sri.P. Veera Babu DU No.230	Sri. Y.Harish DU No. 223	HFO.(Retd) S.Laxmi Rajam DU No.229
4	II & III	Sri.PDV. Balaji DU No.199	Smt. Hari Priya Prasad DU No.196	Sri.T.Santosh Kumar DU No.180
	II & III	Sri.T.Santosh Kumar DU No.180	Sri.GV.Subbaiah DU No.213	Sri.PDV. Balaji DU No.199



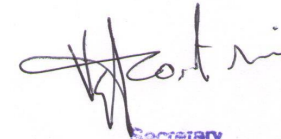
Secretary
JAL VAYU VIHAR
HOUSE OWNERS WELFARE
ASSOCIATION
Kukatpally, Hyd-86

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Minutes 2017

STANDING ADVISORY COMMITTEE FOR 2017 - 18

JalVayu Vihar House Owners Welfare Association
ADVISORY COMMITTEE 2017- 18

S.No	Type Of Dwelling Unit	Name	DU No
1	VI	Lt Col PVC Subba Rao	43
2	VI	Wg.Cdr V.Gouripathi	87
3	VI	Sri.K. Phani Kumar	262
4	V	Mrs. Swapna	128
5	V	Mrs. Swarna	108
6	V	Sri.VS. Ramachandra Raju	134
7	III - H	Sri. KSP. Reddy	233
8	II	Sgt. PV Rao	178



Secretary
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