

JALAVAYU VIHAR HOUSE OWNERS WELFARE ASSOCIATION
MINUTES OF ANNUAL GENERAL BODY MEETING HELD ON 28 JULY 2019

Dt .28/07/2019

Board Members:-

1	Sri.RV Prasad	President
2	Wg Cdr (Retd)D.Narasimham	Vice President
3	Prof. N. Chalamaiah	Secretary
4	Sri. P Veera Babu	Treasurer
4	Sri.T. Sateesh	Security I/C
5	Sri. PDV Balaji	Conservancy
6	Sri. URK. Prasad	Member
7	Air Cmde. BSH Varma	Member

1. At the scheduled time 9.30 AM a few residents turned up. As it was not meeting the quorum, President adjourned the house for 30 minutes. The meeting is reconvened at 10.00 with 43 residents at 10 O" clock and at 10:20 AM the strength was 58. In no time after a few minutes the attendance rose to 86.
2. **OBITUARIES:** Firstly, homage was paid, by observing 2 minutes silence to the departed souls in the preceding year whose names were readout by the President.

Beloved Departed Souls	D U No	Relatives
Cdr V R Nikkula	271	Smt. Madhavi Nikkula
N.V. Nukaraju	313	Wg Cdr N V kishore Naidu
Ratnabai	46	Sri K Achyut Kumar
Srimathi Nagarajan	137	Gp Cpt Shankar Nagarajan
Sri. V. Narasimha Raju	134	VS. Rama Chandra Raju

2 minutes of silence was also observed in memory of Kargil War Heroes.

3. Introduction of New Members:

The president introduced 29 new members and welcomed them into the JVV family and the list of new members is placed in Appendix A.

4. Opening Remarks By The President:

President while welcoming the august gathering shared the concern and thought of breaking down of human communities and all have been the mute observers of disintegration of intimate communities. He also said, it's high time everyone of us should be prepared to take responsibility for ourselves and strengthen our social fabric. And also emphasized that everyone should be loyal simultaneously to their family, neighbourhood, profession and the nation, why not add humankind and planet Earth to that list.

He also appealed to strive for a water secure India and said our ability to manage and govern our water resources efficiently will determine the growth and prosperity of the coming generations.

The President, while welcoming the members, thanked all the residents for their wonderful co-operation and strengthening the B O M.

Approval of minutes of AGM 2018: All the points of the AGM 2018 were discussed. The President informed that all the issues were taken care of barring the issue of barricading the common areas, as there was stiff resistance from the neighbouring DU owners. The house approved to initiate steps again to barricade the common areas belonging to the Society. On the issue of issuing ID cards and charges for outside players could not be taken up owing to the non-cooperation from the our own DU owners. Wg Cdr P M Rao raised the point of non availability of Internal Audit. President apologised on the issue and clarified that both the auditors Lt Col PVC Subba Rao and Cdr D P Kothuri both were unavailable due to their family priorities and hence the delay in completion of Audit. The Minutes of AGM were proposed for approval by V S Ramachandra Raju and seconded by H R Prasanth Sharma.

BOM Report 2018-19: The President brought out the salient features of the works undertaken by the present BOM during July 2018 and July 2019 to the members of the house and were thoroughly deliberated. The same were circulated along with the AGM Notice and they were treated as Read.

Maintenance Charges: As our expenditure on Maintenance is far exceeding the income, thereby draining out our corpus funds, to overcome this gap, the BOM power pointed the issue (through Internal Auditor Cdr D P Kothuri) for increase in the Maintenance charges: either in one go to Rs.1200/- or phased manner Rs.200 this year and the remaining thereafter. The issue could not be resolved as much deliberations could not take place.

Audit Report and Balance Sheet for 2018-19: Honourable members were briefed the salient features of the Balance Sheet by the President. Regarding the issue of Rs.1,40,000/- (donations payable), the Auditors Mr P Vishwanadh, present at the meeting clarified that it's a liability on part of the society and should be either pay back to the donors or to some Relief Organisations, the majority of the members agreed to contribute to the PM Relief Fund. Auditors wanted the approval of AGM for Capital Work in Progress, for which the house unanimously approved. Mr Gandhi Reddy proposed approval of Balance Sheet, Mr Kripakar seconded and the house approved the same unanimously. Cdr Ashok Kumar brought the issue of Schedule 13 in the balance sheet, wherein Expenses has shown wide disparity in figures in transferring during successive years and for which Auditors have agreed to look into and this lapse does not occur in future.

Fixed Assets Register and Inventory Register: As advised by Auditors, BOM initiated the Inventory Register and Fixed Assets Register for future accounting and transparency in day to day operations. Cdr Ashok Kumar suggested that Treasurer should be the owner of the register and should keep it updated for timely Auditors scrutiny.

Approval of Resident Owners' Meeting: The copy of the resident owners' meeting held on 19/08/2018 was made available to the members along with the AGM notice and house treated that as Read and approved.

Election of new BOM and Advisory Committee: Wg Cdr V Gouripathi was requested to be the Returning Officer for which he kindly consented and the report of the election process is enclosed as Appendix B. Similarly President requested for volunteers for Advisory committee, which are placed as Appendix C to the Minutes.

At about 1 pm the house adjourned for Lunch and reassembled at 1.45 pm.

11. Effective security for 127 DUs (VI V, VH, IIIH,): This was proposed by Sri V S Ramachandra Raju D U 134, Seconded by Sri I Jaya Babu DU 150. A representation by 52 DU owners was given to the BOM on 23/05/2019. This is to improve the security of 127 DUs in the vicinity by erecting 3 Gates at 1) near DU No 285, 2) near DU NO 300 (Road leading to Kiraṇa Shop) 3) near security post no 3. Only one gate remains open, the other gates to be opened as and when required. This improves the security for one third of the colony and the utilization of the security man power. The AGM expressed the view that after studying this as a Pilot Project, similar security can be improved for the remaining parts of the colony wherever possible. Wherever gates cannot be erected to close the area surveillance can be enhanced. **Approved**

12. Indoor Shuttle Badminton court: The President informed that a donor has come forward to donate Rs. 10 Lakhs for this purpose provided the court is named after his demised son. A few other sports enthusiasts evinced interest in donating and Rs.15 Lakhs in all.

a) At the present shuttle court

b) The court can also be installed in and around Akash Ganga. Decision put forward to the ensuing BOM.

★ 13. Wg Cdr P M Rao DU No 158 and other members reported about nuisance created by outsiders using our shuttle court and other open places. Members were unanimous on regulating the outsiders. Next BOM to go about the modalities.

14. DU Owners, who have let out their houses, are to invariably furnish particulars of the tenant to the JVV office, Under IPC section 188. This is a legal obligation on the owner. The AGM has decided to issue a circular in this regard.

5. Appointment of auditors and standing council.

The AGM has agreed on continuing the services of the present auditors.

- 1) M/S P Viswanadh & associates
Chartered accountants

(R.V. Prasad)
President

P. VEERA BABU
Treasurer

(Wg Cdr. D. Narasimham)
Vice. President

(T. Sateesh)
Member

(DV. Balaji)
Member

(URK. Prasad)
Member

(Air Cmdr BSH Varma)
Member

(Prof. N Chalamaiah)
Secretary

Note

Note
It was decided that
No outsiders be allowed
to play and use our
premises. ~~Next~~ Accordingly
the para 13 be amended.

I agree with the note of
Air Cdr BSH VARMA on para 13 and
also give representation
on Draft minutes regarding
this point.

(URK. Prasad)
Member

(Prof. N Chalamaiah)
Secretary

(u)

Agenda Points:

Report submitted by the additions and alterations committee.

The President, before the discussions began, thanked all the members of the committee for their detailed, meticulous and tedious work undertaken. Cdr. S. Ashok Kumar (Retd) DU No 85 explained in detail, the committees' recommendations on alterations and additions, that can be permitted for both independent houses and flats.

1. Wg Cdr S K Jain DU No 113 objected to the recommendations saying A G M cannot authorise rectifications / additions already made/ being made.
2. Mr Achyut Kumr Du no. 46 and Wg Cdr D Narasimham vice- President D U N0 7 said as there is No provision in By-laws for alterations /additions as suggested by the committee. Cdr Ashok Kumar pointed out that once the Committee recommendations are concurred by the AGM, Bye Laws will need to be amended accordingly.
3. Smt B. Mary Jecintha DU 69 pleaded for alterations to be permitted.
4. Ex CPL URK Prasad DU 240 said No set back provision is required in Group Housing and at the same time no compound walls are permitted around the houses.
5. Dr V Elia Reddy D U 241- Setbacks were not mentioned in the report. Drawings for Setbacks not provided. If Set Backs are not adhered to, there would be congestion, crowded and looks like a slum. The beauty and fabric of the colony would vanish once and for all.
6. Some have pointed out that the committee has gone beyond their purview and questioned the legality and authenticity of allocating the proportioned land as suggested by the committee. Cdr Ashok Kumar pointed out that the committee did not go beyond its purview and is well within its terms.

After thorough deliberations, pro and against, unanimity could not be arrived at and It was decided to call for an EGM exclusively before 31st October 2019 to take the final call over the Additions/ Alterations committee Report.

Points suggested by the DU owners WITH THE PERMISSION OF THE CHAIR

1. A suggestion by a member not to cut the trees obstructing electrical lines but to insulate the wires properly. **Approved** and the ensuing BOM can initiate.
2. No commercial activity in the colony: A G M **approved** to take legal action on DU owners conducting commercial activity against the By-Laws of JVVHOWA.
3. A decision to modify existing speed breakers as per the permitted stipulations in vogue: **Approved**
4. Parking of visitors / guests vehicles to be regulated: **Approved**.
5. Guidelines on Pet Dogs/ Street Dogs to be issued to avoid nuisance to the residents : **Approved**
6. Replacement of old rusted pipelines in a phased manner : **Deferred and Approved** only for repairs as and when need arises.
7. Removal of Concretisation in the common areas to encourage soil and water retention: **Approved**
8. Action against unauthorised modifications: The President requested the house to strengthen the BOM to initiate legal course against the erring DU owners to control the illegal and unauthorised modifications. Though this was approved in the AGM 2017, the menace could not be controlled and modifications are going unabated. The house approved.
9. Security guards to be replaced by young guards : , **Approved**
10. A suggestion by Ex CPL URK Prasad DU 240 for change of vendor to support Tally, in getting a better service : **Approved**

New Members

Sl No	DU No	Name
1	2	Sri. M. Sreenivasulu Smt. Padmasri
2	18	Sri C. Krupananda Reddy Smt.D. Suhasini
3	30	Smt. V. Lakshmi Jeja Sri. V. Murali Mohan Raju
4	31	Sri. MSS Harinath Smt. Vijaya Laxmi
5	41	Sri. G. Ravi Kiran Reddy
6	48	Smt. Rajeshwari Naik
7	53	Sri K. Vijaya Bhasker Reddy
8	74	Sri. CH. Ashok Raju
9	95	Sri. Raavi Srinivasa Rao
10	96	Dr. A. Akhila Sree
11	101	Sri. Gorripati Pardhu
13	105	Sri. T. Peetamber
14	120	Sri S. Srinivas Raju
15	132	Sri S.S Manoz Ratnam Smt. M.A. Rekha
16	142	Smt. Geetaha Gayathri
17	145	Sri.P.Veerababu Smt .Rupa
18	146	Sri. Chukka Srinivasa Rao
19	148	Sri RPC Sourabh Reddy Smt. Saritha Devi
20	150	Sri. I Jayababu
21	160	Mrs. M. Bhargava Deepti
22	163	M. Raghu Ram Prasad
23	170	Sri. Subrahmanya Varma Sagi
24	261	Dr. B. Radhika
25	264	Sri. G. Raja
26	332	Sri. Chandana Kaila
27	340	Sri. Anupoju Srinivas
28	345	G Narasimha Rao & Smt Seeta
29	346	Dr. Eliareddy Vasa

The following new board of managers were elected for the year 2019-2020

S/No.	Type of DU	Member Elected	Proposed By	Seconded by
1	VI	Sri T GANDHI REDDY DU No.27	Sri.T. Raj Gopal DU No. 38	Smt. D. Rajeswari DU No.48
2	VI	Sri HR PRASHANTH SARMA DU No.28	Sri. Achyut Kumar DU No.46	Sri. Krupananda Reddy DU No.19
3	V	Sri. I. Jaya Babu DU No.150	Sri. Chukka Srinivasa Rao DU No.146	Sri. S. Srinivasa Raju DU No.120
4	V	Sri. S.S. Manoz Ratnam DU No.132	Sri. V S. Rama Chandra Raju DU No.134	Smt. Ch. Padmavathi DU No.135
5	IIIH	Sgt.C. Ravi Shankar DU No.224	Sri. Y. Harish DU no.223	Ex. JWO KSP.Reddy DU No. 233
6	IIIH	Sri. Y. Harish DU no.223	HFO(Retd) S. Laxmi Rajam DU No.229	Sri. S. Rama Raju DU No.234
7	II & III	Sri. Ravi Kumar DU No.193	Sri.GV. Subbaiah DU No.213	Sri. Dhana Venkata Balaji DU No.199
8	II & III	Smt. Hari Priya Prasad DU No. 196	Sri. T. Venkateswar Rao DU No.214	Sgt. P V Rao DU No.178
9	VH	Air Cdr BSH Varma DU No.246		

Appendix C

Advisory committee was formed with the following members

Sl No	Name	DU No
1	Sri P KRUPAKAR	37
2	Sri R V PRASAD	47
3	Sri N CHALAMAIAH	110
4	Sri. V S. Rama Chandra Raju	134
5	Dhana Venkata Balaji	199
6	HFO(Retd) S. Laxmi Rajam	229
7	Ex. JWO KSP.Reddy	233