

JAL VAYU VIHAR HOUSE OWNERS WELFARE ASSOCIATION

MINUTES OF THE RESIDENT OWNERS MEETING HELD ON 10 FEB ,2017 AT 6.00 PM AT AKASH GANGA JALVAYU VIHAR, KUKATPALLY HYDERABAD

1. The following Board of Managers were present:

Wg Cdr P M Rao (Retd)	President
Wg Cdr V Gouripathi (Retd)	Secretary
Sri URK Prasad	Treasurer
Sri Subbaiah	Security & Conservancy
Sri Harish	Member
Sri KVA Raju	Member

2. Thirty Seven (37) resident Owners were present.

3. Wg Cdr PM Rao, in his welcoming address briefly mentioned about various activities undertaken by this BOM and informed the house that Secretary will do a presentation on various proposals and status of all other issues. He requested members to allow the presentation to be completed so that each point can be taken up for discussion.

4. Wg Cdr V Gouripathi (Retd) then carried out a Power point presentation mainly segregating the subject as Financial and Non Financial. The points he brought out and the results of subsequent discussions are mentioned in the following Sub Paragraphs.

a) Security : CC TV Cameras: Secy requested the house to approve installation of another 16 cc TV cameras with a independent NVR Recorder to cover 80% of residential areas. The members after deliberations approved the same which is estimated as Rs 2.3 Lakhs. Man Power: A prolonged discussion took place on the quality, effectiveness and optimal strength of Security personnel. It has been concluded that there is no restriction on the strength of security personnel to be employed by BOM.

b) Maintenace Charges : The Secy in his briefing mentioned that during the last ten months against a Revenue of Rs20.58 Lakhs, the expenses incurred were Rs 27.64 Lakhs resulting in a loss of Rs 7.05 Lakhs over a period of ten months which means a monthly loss of Rs 70000/-. Even this was achieved by curtailing lot of maintenance works due to paucity of funds. The BOM proposed a increase of Rs 400/pm with next revision in 2020. Alternatively they recommended a hike of 30% in this year with an annual increase of 15%. Members discussed the subject at length and concluded that a sub committee be formed to assess the situation and submit a report to BOM, as early as possible.

5. Water Charges: The Secy in his briefing mentioned that inspite of the fact that HMWS&SB is charging a uniform rate of Rs13.50 per unit, our colony is charging in three slabs

in which higher slab of 35KL people are being charged as high as more than 1000%. As the water account is in surplus, he recommended a slight reduction in Tariff of higher end people by creating another slab of 35- 50 KL and to charge them @ Rs50/- unit. Some of the EX water committee members expressed that water board recommendations have been not taken into account. However this was taken up in last AGM, and recommendations of Tariff were not approved. The members concluded to bring this point in next AGM.

6. Additions/Alterations: President briefed the members that some of the owners are trying to modify their DUs in the name of Vaastu. He mentioned that some DU owners are taking NOC for a minor changes and then are resorting to modify the DUs beyond acceptable limits. In all such cases letters were sent to owners. Consequently on finding no improvements, the matters were taken up with GHMC. In addition they were issued with Notices by lawyer. Members expressed their confidence and opined that these matters should be pursued relentlessly even if one has to take a legal recourse.

7. Staying Of Multiple Families/DU Conversion to institutions/Bachelor Accomodation: Secy informed the members, that some of the DU owners are letting out their houses with or without modifications. There are houses where more than two families are staying. Some houses have bachelors as well as families staying. In one extreme case there are more than 20 ladies staying in one house. Some DUs are housing religious institutions which have floating population. All these are affecting the resources of the colony besides causing great inconvenience to neighbours. In addition, tuition homes are causing traffic problems as well as social problems as the students tend to stray in to the Parks beyond reasonable time. Members unanimously disapproved such acts which are against our Bye Laws. They recommended penal charges on such DUs and recommended following :

- a) Sub letting: 5 Times maintenance charges
- b) Commercial : 10Times maintenance charges
- c) Less than Five Bachelors/Spinsters: 5 Times maintenance charges
- d))More than Five Bachelors/Spinsters: 10 Times maintenance charges

It is emphasized that these charges are in no way accepting their presence or approving the same, but to act as a deterrent.

8. Towards Cash/Paperless office. Secretary briefed members about the efforts put in towards this end like payments through NEFT, dues through SMS etc. He also informed them that a point Of Sale (POS) swiping machine will be made available in office to facilitate swiping of Credit/ Debit cards.

9. Secretary informed the residents that there is no progress on Velvet Divorce from AFNHB. From JVV side a few queries were raised for which there was no reply and reminders were sent.

10. **Social Interactions** Wg Cdr V Gouripathi mentioned that, the occasions on which the residents are meeting has considerably decreased. He suggested regular interaction at least once or twice in a month. Members unanimously approved and decided to have social interactions once in a month in the evening hours. BOM to finalise the finer aspects.

11. **Brief By Secretary** Secretary briefed members about various other aspects.

a) **Telephone Directory:** The new telephone directory with colour pages is going to be released next Month. The cost is expected to be around Rs 50,000/-. Fortunately this amount has been raised from advertisements..

b) **WebSite Launch** The new website is ready to be launched in a couple of days. He appealed to the members to critically analyse and give suggestions on its improvements as it is a maiden version (V 1.0).

c) **Intercom for each DU** The BOM received offers from two companies V Tel and local internet provider for laying out a Optic Fibre net work in the colony which is capable of giving intercom, Cable Network of their own or any net work of Customer's choice and High Speed internet at competitive prices. This is possible if there are 250 customers as they will be investing 12-15 Lakhs for OF Net work. As this decision is to be taken by individuals, they have been asked to undertake a survey to assess number of interested customers. Secy requested members to cooperate with them.

d) **Appeal for new ideas** Secy requested all the members to proactively participate in colony affairs and come out with new ideas for implementation.

12. **Vote of Thanks** Wg Cdr V Gouripathi Secy thanked all the members for participating at short notice and for having actively involved in the discussions.

With no further points the meeting came to an end 9.45 PM.


(V Gouripathi)

Wg Cdr (Retd)

Secretary

JVVHOWA