

AGM 2013

Jai Vayu Vihar House Owners  
Welfare Association, Kukatpally,  
Hyderabad 500085  
Date: 23-06-2013

**JAI VAYU VIHAR HOUSE OWNERS' WELFARE ASSOCIATION**

**Minutes of the Annual General Body Meeting held on 23-06-2013 at 08.30 hours  
in Akash Ganga**

**1. JRM Present:**

- |                            |                 |
|----------------------------|-----------------|
| a) Wg. Cdr. DM Rao (Retd.) | President       |
| b) D. Chalamiah            | Vice-President  |
| c) Sri UKK Prasad          | Treasurer       |
| d) Sri D Papa Rao          | Joint Secretary |
| e) Sri Hari Kishore        | Member          |

Wg. Cdr. D. Paul (DU No. 284) & Wg. Cdr. MV Reddy (DU No. 285) members, Sri. KSP Reddy (DU No. 233) Secretary, Sri. Kalyanraman (DU No. 194) member could not attend due to their preoccupation.

Also Present: Mr. Viswanath, Chartered Accountant, the auditor for the JVVWA.

As per the notice issued the meeting was called to order at 8.30 hrs and postponed by thirty minutes as the quorum was not available.

The meeting recommenced at 09.00 hrs to commence the proceedings. A total of 42 members were present.

President requested Sri. G.R. Murthy (DU No. 183) to record the minutes of AGM as an independent member who agreed for the same.

**1.1 Conduct of Business**

The President while welcoming the members to the AGM expressed deep grief on the loss of life at Uttarakhand. He requested the assembly to offer prayers for the charidham pilgrims who lost their lives in the catastrophe by observing silence for a minute.



- a) Approval of Minutes of AGM 2012 dated 30<sup>th</sup> Sept'2012 : As the minutes were already circulated to all the members and since no clarifications were required the General Body has taken it as read and approved the minutes proposed by Dr. T. Sreevardhan DU No. 155 and seconded by Wg.Cdr. VS Samsi DU No. 135.
- b) Approval of Emergency Residents meeting held on 12 Feb'2013 : Similarly the members agreed to have considered the minutes as read proposed by Cdr. JVR Murthy DU No. 66A and seconded by Sri. KV Satyanarayana , DU NO. 4

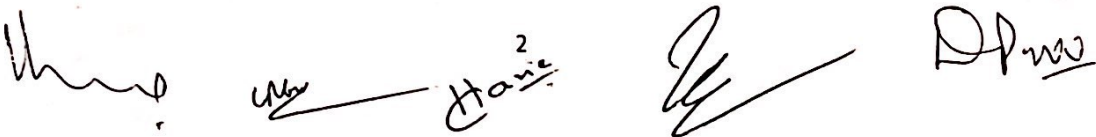
2. Report of BOM:

A power point presentation was made and the BOM report read out .

2.1 HIGHLIGHTS OF PERFORMANCE DEALT WITH IN THE REPORT

- Conduct of formation day celebrations for the first time after 20 Years on 18-11-2012.
- Conduct of medical camp all purpose Diagnostics on 23-12-2012
- A grand new year programme followed by dance program by colony children Tambola etc on 31 Dec '2012
- Rangoli competition. INTINTA MUGGU INTI MUNDU MUGGU competition with flavour of tradition Jan 13, 2013
- Flag hoisting on Republic Day i.e. Jan 26 2013, Followed by Wellness awareness camp by Sai Nutrition Centre.
- Medical camp for general diagnostics on March 24 2013
- Ugadi celebrations with Panchanga Shravanam; Chief Guest Hon'ble Sri Bikshapathi Yadav , MLA, Serilingampalli. [ April 11, 2013].  
The Chief Guest felicitated Dr. Suvarchala Devi (DU No.217) and Smt. Krishna Veni (DU No.97) of JVV for their outstanding performance in their respective fields of dance and Music. Honourable MLA also released the updated colony telephone directory.
- Medical camp conducted by Air Force Begumpet on April 13, 2013
- Annual day of Skating club on May 26, 2013\

Apart from the above many functions were conducted during the year under review.



**2.2 Services:**

- o Indifferent water supply from HMWS& S board has been regulated
- o Collection of outstanding dues to the Association was intensified
- o Complaints attended to promptly and a near zero status achieved in plumbing/drainage/electricity.
- o Maximum number of registration of dwelling units was promoted.
- o Establishment of medical clinic ( being run by Dr. Madhusudhan Rao, DU No. 256)
- o Installation of fire extinguishers in Akash Ganga for safety.

**2.3 Security:**

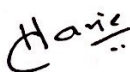

Colony security has been improved and in spite of heavy public and vehicular traffic movement, incidents of chain snatching etc. have been brought under control. Security personnel recovered some of the articles reported lost and were restored to their owners. BOM also thanked the Kukatpally Police for their support.

**2.4 Acknowledgments :-**

AGM has acknowledged the services rendered by members of the colony as mentioned in the notice for AGM.

**3. Consideration and Approval of Accounts, Balance Sheet for the financial year 2012-13 and Income & Expenditure A/c for the year ended on 31-03-2013, Auditor's Report etc.**

- 3.1 The Statement of Accounts for the financial year 2012-13, audited Balance Sheet for the year under review the income and expenditure account and auditor's report thereon were discussed in the meeting.
- 3.2 Treasurer read the auditor's report and explained the details of income and expenditure and also clarified the various points raised by the members.
- 3.3 Mr P Viswanadh, auditor also clarified several points on taxability of Association of Persons. As explained the income earned from sources other than members e.g. rents, interest on FDS and only other income from non members is taxable.





A resolution proposing the Approval of Accounts, Balance Sheet for the financial year 2012-13 and Income & Expenditure A/c for the year ended on 31-03-2013, Auditor's Report was moved by T. Venkateswara Rao( DU No. 214 ) and seconded by Cdr. AV Subba Rao.

Whereupon the same was passed unanimously.

4 **Appointment of Auditors:**

- 4.1 Sri G Ramachandra Murthy, DU No.183 proposed a resolution for reappointment of M/s Viswanath Associates as Auditors for the audit of accounts for the financial year 2013-14; Sri T Venkateswara Rao, DU No.214 seconded the same;

The resolution was passed unanimously.

5. **Agenda Points:**

- 5.1. Members were informed that in pursuance of the decision of the Resident Owners Emergency meeting held on 24-02-2013, income tax amounting to Rs. 5.24 lakhs on account of penalty was paid. It was however reported that an appeal for refund of the same was filed and being pursued by the auditor.

5.2 **Review of Income/Expenditure and Water/Maintenance.**

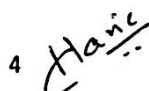
Dr. Chalamaiah presented a detailed report analysing the income by way of water and maintenance charges and actual charges incurred by the Society. The deficit being huge he proposed upward revision of the rates as follows:

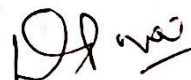
**Water Charges:**

Slab:	Rate
0 – 15 KL	Rs. 200/- (No change from current rate)
Above 15 -35	Rs. 23 per KL
Above 35	Rs. 135 per KL

He justified the comparatively higher rate under the third category , only to discourage wastage of water and for conservation.



4 



5.3 Mr Prasad, Treasurer also explained that the contribution from the consumers falling under the first category to the over all revenue is relatively high and he justified retention of the existing slab rate.

5.4 A table showing the budget for water supply depicting the following was projected.

- Position upto Nov. 2012 before enhancement of water rates
- Position after Nov. 2012 after enhancement of water rates
- Present Position
- Proposals to narrow/zero the gap between income and expenditure.

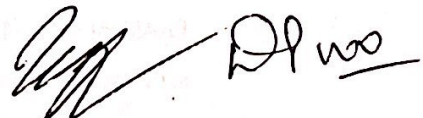
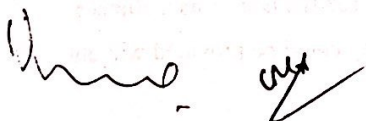
Average deficit upto Nov. 2012 per month was Rs. 60875 and after enhancement it was Rs. 25999/-

5.5 President also informed the members that overheads on account of maintenance of Water Pumps, Pipes etc which have become old and is going up day by day also and the revenues on account rentals from Akash Ganga are dwindling. He opined that the water consumption can be conserved to some extent by using only bore water for gardening, plantation works etc but then this measure would need replacement of pipelines and entails capital expenditure. These costs cannot be loaded on Maintenance Charges.

5.6 He also mentioned the steps BOM had taken to arrest leakages. An inspection of All water meters in the colony was carried out and defective meters replaced except in one case.

5.7 Dr. T. Sreevardhan , DU No. 155, proposed a resolution for approval of the enhanced water slab rates and the same was seconded by Wg.Cdr. VS Samsi . The resolution approving the above rates with effect from 1<sup>st</sup> July 2013 was passed unanimously.

5.8 In case of erring members who are not cooperating in the matter of replacement of meters, general body decided that consumption of 50 KL per month should be ascribed to them.



6. Maintenance Charges:


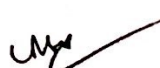
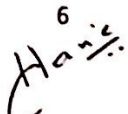

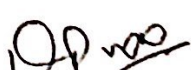
- 6.1 Dr. Chalarnaiah, presented quantitative data showing the rise in the maintenance charges and the income generated, total rebate and deficit.
- 6.2 Consensus of the general body was that the maintenance charges were too low and require enhancement to meet high expenses.  
Sri George Bava ( DU No. 265 ) proposed a resolution approving the enhancement of maintenance Charge from Rs. 350/- per month to Rs. 600/- per month; the same was seconded by Wg. Cdr. VS Samsi. The resolution was passed unanimously. On the same note penalty charges for late payment was also increased to from Rs. 10/- to Rs. 100/-. The house approved unanimously.
- 6.3 It was decided that in cases where maintenance charges were paid for whole year the differential amounts will be collected. The Treasurer clarified that the amount will be Rs. 2250/- for the left over period 9 months @Rs. 250 P.M.
- 6.4 Board Of Managers was advised to devise the modalities of implementing the above decisions and communicate the new rates to all the Dwelling Units.

7. Revision of Charges for Akash Ganga

- 7.1 General body unanimously agreed to restore rates in force prior to April, 2013 i.e. before they were slashed in the Annual General Body Meeting held on 30-09-2012.

Duration	Rates	Deposit
6Hrs	2,500/-	3000/-
12 Hrs	5000/-	3000/-
24 Hrs	10,000/-	5000/-

- 7.2 President explained that with some improvements like providing covered structures for the Dining Area and back Gate, the charges can be enhanced. Cost of these would be Rs. 2-3 Lakhs.
- 7.3 Sri. Krupakar ( DU NO. 37 ) felt that such shelters may rob the hall of its ambience. President assured that the shelters, in the nature of canopy could be provided without spoiling the overall ambience and touch of the hall.



4

Whereupon a resolution approving the capital expenditure of Rs. 2.0 / 3.0 lakhs for improving the facilities of community Hall was unanimously approved.

**5. Election of new BOM:**

The resolutions appointing the following members moved and seconded by the other members whose names are given under each name of the candidate were passed unanimously and the following members were declared elected to new Board:

**a) TYPE II/III**

**i. Sri .D Papa Rao ( DU No. 191 )**

Proposed by Sri T Venkateswara Rao, DU No.214

Seconded by Sri G Ramachandra Murthy, DU No.183

**ii. Sri .GV Subbaiah ( DU No. 213 )**

Proposed by Sri Ramanjaneyulu , DU No.186

Seconded by Sri Sathish, DU No. 208

**b) TYPE III H**

**i. Sri . Ramesh Babu, ( DU No.244 )**

Proposed by Sri N. Srinivas, DU No.245.

Seconded by Sri P Veera Babu, DU No.230

**ii. Sri .URK Prasad, ( DU No. 240)**

Proposed by Mr Karunakar Reddy, DU No.232

Seconded by Mr Srinivas, DU No.245

**c) TYPE V**

**i) Dr .Sree Vardhan, ( DU No.155 )**

Proposed by Wg Cdr. (Retd.) VS Samsi DU No. 135

Seconded by Col. Papa Rao DU No. 172

**ii) Dr Chalamaiah ( DU No. 110 )**

Proposed By Lt.Cdr. Naidu , DU No. 114

Seconded By Dr. T. Sreevardhan, DU No. 155

**d) TYPE V H**

**i) Sri A Hari Kishore ( DU No. 252 )**

Unanimously Elected

**e) TYPE VI**

**i) Cdr JVR Murthy ( DU No. 66A )**

Proposed by Mr Arjunan, DU No.59

Seconded by Mr Satyanarayana , DU No. 4

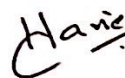
**ii) Cdr(Retd) AVV Subba Rao**

Proposed by Mr K V Satyanarayana

Seconded by Mr JVR Murthy



7



The President supported by the Jt. Secretary and Treasurer and other Board Members welcomed the new BOM and wished them all success.

9. Any other Business:

- 9.1 The President brought to the notice of the general body a representation addressed by Mr GGK Chaitanya (DU No 209) dated 22.06.2013 to all the members , *inter alia* alleging irregular activities on the part of Managing Committees and threatening to discontinue as a Member of the Association and also to proceed legally for refund of his share in corpus fund etc. He was distributing representation to the members attending the meeting .
- 9.2 The general body, at the outset, expressed doubt as to whether the representation can be taken cognizance of and especially since the member himself was not present, could be closed as not pressed. It was explained that the representation was also sent to JVV office and addressed to all the members.
- 9.3 The general body advised that once a person has become an owner of a DU in the colony as per the AFNHB allotment, membership, AGM decisions bye-laws will be binding . The AGM advised the BOM to deal with representation accordingly.
- 9.4 The President thanked all the colleagues on the dais and staff for their valuable support in the administration of the society's affairs.

The meeting concluded with a vote of thanks to the BOM .

Wg. Cdr. (Retd) PM Rao  
(President)

Dr Chalamaiah  
( Vice-President )

Sri URK Prasad  
(Treasurer)

Sri D Papa Rao  
(Joint Secretary)

Sri. A. Hari Kishore  
( Member )

