

JAL VAYU VIHAR HOUSE OWNERS WELFARE ASSOCIATION

**MINUTES OF ANNUAL GENERAL BODY MEETING HELD ON 30TH AUGUST AT 9:30 AM AT
AKASH GANGA JAL VAYU VIHAR KUKKATPALLY HYDERABAD**

The following Board of Managers were present:

- Mr. VS Ramachandra Raju President
- Dr. K Eshwar Prasad Vice President
- Cdr Ramu Dasari (Retd) Secretary
- Cpl M Ramesh Babu (Retd) Treasurer
- Mrs. P Ramasita Member
- HFO S Lakshmi Rajam (Retd) Member
- Mr. Y Ramanjaneyulu Member
- Sgt PV Rao (Retd) Member

President welcomed the members and adjourned the meeting by 30 minutes to 10 AM as there was no quorum.

The body was re convened at 10 AM and 64 members were present

Two minutes silence was observed in respect of departed souls of Mr. KV Satyanaraya and Cmde P Bose (Retd) who were members of the association and also past office bearers.

Wg Cdr PM Rao wanted that last AGM minutes be read and discussed prior to approving them.

Water Board: Dr. Chalamaiah explained that the board met three times and discussed. Sgt Srinivas was not invited for any of the meetings due to oversight from office and remedial measures are to be taken to avoid such incidents in future. Minutes of the meeting are to be circulated to all members. It was decided a new board will further study the recommendations. Wg Cdr PM Rao suggested that the new board should study feasibility of a new bore well to meet future needs. He volunteered to be member of the new board and volunteers are to seek to be part of the board.

Illegal water connection: DU 4 and DU 65 were found to have extra connection without meters. Connection of DU 4 was disconnected voluntarily and connection of DU 65 was found while scrutinizing water consumption patterns. The body decided to form a board to physically examine each house for extra/ illegal connections and sumps. There after average consumption of last three months to be billed for the period of illegal consumption along with penalty. Only Wg Cdr PM Rao volunteered to be board member and representatives from each type of is to be called for forming the board. The board will also note the DUs where water meters are located at the front of DU and these will be relocated depending on the feasibility. Finally approval for AGM 2014 minutes was proposed by Sgt Nagesh Babu (Retd) and

VS Ramachandra Raju

R. Dasari

P. Ramasita

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seconded by Col Papa Rao (Retd) and the board approved the minutes of AGM 2014 held on 13th Jul 2014.

Presentation of Accounts and approval of audit report: was taken ahead of remaining points as auditor has requested to leave early due his other commitments. Cdr Gajapathy (Retd) stated that the audit report has not been certified in accordance with bye laws of the association and poorly prepared. Auditor had objection to the statement and language used by Cdr Gajapati (Retd) and explained how the balance sheet has been prepared future i.a.w confirmatory auditing standards. However it was agreed that suggestion made by Cdr Gajapati (Retd) will be looked into and will be incorporated in the balance sheets prepared in. It was also noticed that payments above Rs 2500 by cheque is not practical and suitable amendments be taken to para 7(b) of Chapter VI of bye laws for increasing the limit to Rs 20,000. After deliberations and discussions capital works were approved by the body which was proposed by Cdr Srinivas (Retd) and seconded by Mrs. Sushma Vara Prasad. Approval for balance sheet 2014-2015 was proposed by Col Papa Rao (Retd), seconded by Cdr Nikkula (Retd) and approved by the house.

Approval of Minutes of Residents Owners Meeting held on 3rd May 2015: Prolonged and heated discussions have taken place and it was established beyond doubt that BOM has not followed established procedure for felling trees and also for paying compounding fee. Mr. Ramakrishna, retired Chief Conservator of Forests also explained that it was a mistake by BOM but their actions are pardonable. He also brought out that Rs 5.00 Lakhs were paid to the I Tax authorities when the association accounts were frozen in the year 2013 and still to be refunded from IT authorities. The members of BOM apologized for their un-intentional omissions and commissions. Wg Cdr PM Rao (Retd) proposed that recovery of compounding fee from BOM be condoned since BOM apologized and the issue be closed by forgiving them. BOM were given option of paying the fine amount of Rs 95,000 or face the ban on contesting for any position for a period of five years. The BOM have agreed for a ban of five years which was proposed by Mrs. Sushma Prasad and seconded by Cdr Ashok Kumar (Retd) and the house approved the resolution. The body also advised that any conflicts within the association are to be resolved amicably in house with discussions. However a few members Wg Cdr Narasimham (Retd), Cdr Nikkula (Retd) and Sgt Nagesh Babu (Retd) commended the good work done by the BOM.

Agenda of Points

Shifting of Transformer adjacent to DU 65: Mr. Kalyana Raman and Mr. Achuta Kumar objected to the shifting stating there are so many structures etc. which cause in convenience to neighbors like Community hall, Water tank etc. and are opening Pandora's box. Wg Cdr Jain stated that AFNHB obtained clearance from Electricity depart before commissioning and transformers have been positioned in conformance with Electricity regulations. Gp Capt TCS Rao (Retd), who was Project Director of Phase I of Jal Vayu Vihar stated that all the infrastructure has been well planned and certified by concerned authorities. It was brought out that areas surrounding, transformers are to be maintained free of Grass etc. and safety arrangements around transformers adjacent to DU 183 and 186 are to be examined as these are very near to the DUs. Finally the house has not agreed for shifting of transformers.

Enhancing security of JVJ with security gates as recommended by police authorities: The house discussed at length and rejected the proposal. However it was agreed that if group of residents can install the gates at their expense after studying municipal and other regulations.

Ramachandra Rao R. Dasari

P. Ramasibi

Jain

TCS Rao
Narasimham
Nikkula
Nagesh Babu

Construction of Balcony for Type V DUs as in Original plan of AFNHB: After deliberations it was approved. A proposal received many Type V DU members for installation of lifts at their cost was also approved. Mr Kalyana Raman and Papa Rao brought out the need for similar extension to Type II and Type III Dus and was approved.

Fixing of Penalty for

Unauthorized use of water: It was decided a committee is to be appointed to inspect each DU and render a report for the next AGM for taking final decision. Current cases will be held in abeyance till then.

Membership fee due: After deliberations it was decided that the new members are required to pay membership fee within 3 months and thereafter 2% penalty is to be levied if paid within six months. Cases not paid even after six months are to be dealt on its merits individually.

Extra car parking: It was discussed at length and some member expressed that earlier attempts to regulate parking are proved futile and individuals can approach police in case the parking is causing nuisance. However it was agreed that all domestic vehicles parked inside Jal Vayu Vihar should have valid stickers to obviate parking by outsiders.

Increasing Tariff rates for hiring Akash Ganga in view of additional facilities added and improvements carried out: It was decided to discontinue hiring of Community hall for 6 hours to non-members and current tariff will continue. Only Dining Hall can be used by members after paying token amount of Rs 1000 plus washing charges Rs 300.

Proposed Works

Shifting of Guard room to South Gate: It was agreed that South gate of entrance to the colony is to be kept open during silent hours as it facilitates fastest passage to Mamtha Hospital in case of emergencies and of due to ease of navigation to Taxis coming for residents. It was also decided to make a sub-guard room for the security guards on duty and they should be provided with telephone/ mobile for communicate with residents.

Fixing of water meters at tank Nos 2: Status quo is to be maintained

Surveillance cameras in Gandhi Vanam and at junctions of internal roads: The point was not approved except for a camera in Gandhi vanam as it involves only purchasing of a camera and cabling to the DVR already located in sewerage pump house. It was brought out to the notice of the general body that efforts are in hand for laying tiles in the parking area and lighting of Gandhivanam.

Additional Agenda by members

Parking of Vehicles haphazardly and on Roads: Cdr RRK Rao (Retd) brought out that members are parking vehicles haphazardly and a penalty be imposed on such parking. Cdr Kothuri (Retd) explained that all earlier attempts were not successful and residents are advised to park their vehicles in orderly manner and not to cause any inconvenience others and smooth flow of traffic. Security personnel are also to be instructed to be extra vigilant and ensure vehicles not belonging to the residents of JVV are not parked inside colony.

Renting DUs for non-residential purposes: It was decided after deliberations that DUs can be rented to bachelors as all bachelors are not bad and neighbors can report to police in case of any nuisance caused by neighbors.

Kamesh chandrasekhar Tatu

R. D. Dasari

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P. Ramasethi

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Rationalization of Maintenance Charges: Status quo is to be maintained

Alterations and Additions without permission of neighbors in violation of Bye laws: Regarding owner of DU 114 the immediate neighbor of DU 112 raised objection regarding re location of kitchen and damages in his DU. The point was put up in A G M for discussion as no action was taken by the B O M. It was decided that a standing Council is to be appointed and a legal notice is to be given to all violators.

Swimming pool: Mr. P Krupakar will carry out a detailed study and present the report to next AGM for consideration.

Indoor Shuttle court: Mr. P Krupakar will study for suitable location and expenses involved. Decision will be taken thereafter in residents/ General Body Meeting.

Fixing of Basket Ball Boards: Cdr Kotaiah (Retd) that Basketball court is in bad shape and the perished boards are to be replaced with Acrylic boards. The House approved for replacement and a coach is also to be arranged for training of youngsters in JVV.

Appointment of Auditors for year 2015-2016: M/S Vishwanath & Associates were retained as auditors for the year 2015 – 16 by majority vote.

Election of Board of Managers was not carried as only 11 members remained and meeting was adjourned.

Rama chandra Reddy

R. Dasari

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