

AGM/2012

Jal Vayu Vihar House Owners
Welfare Association, Kukatpally
Hyderabad -500085
Dated: 26.Oct.2012

JALVAYU VIHAR HOUSE OWNERS' WELFARE ASSOCIATION

**Minutes of the Annual General Body Meeting held on 30.09.2012 at 0930hrs in
Akash Ganga**

1. BOM Present :-

a) Wg.Cdr. (Retd) VS Samsi	President
b) Cdr. (Retd) AVV Subba Rao	Secretary
c) Lt.Cdr.(Retd) VVS Nayudu	Coordinator -Byelaws
d) Sri. URK Prasad	Treasurer
e) Sri. D.Papa Rao	I/C security
f) Wg.Cdr(Retd) M.Jagan Mohan	Vice-President (Out Of Station)
2. At 0930 Hrs the president called the house to order and as the quorum was not complete the meeting was adjourned for half an hour. The house was reconvened at 1010hrs.
3. A total of 35 members were present as the house was reconvened. The President welcomed the gathering and directed the secretary to conduct the proceedings. As the meeting progressed the attendance rose up to 53.
4. **Approval of minutes of annual general body meeting held on 25 Sep 2011:-**
A resolution approving the minutes of AGM held on 25 Sep was proposed by Wg.Cdr.(Retd) PM Rao DU No: 158 and seconded by Wg.Cdr.(Retd) PM Mohan Rao DU Nos 90/91 and Sri. Rama Chandra Murthy DU No.183. The house unanimously passed the resolution approving the minutes of the meeting of AGM held on 25 Sep'2011.
5. **Approval of minutes of meeting of extra ordinary general body meeting held on 20 May 12:** A resolution approving the minutes of EGM held on 20 May 12 was proposed by Cdr.(Retd) JVR Murthy(DU No. 66A), and seconded by AVM (Retd) S. Subramaniam(DU No.161) . The house unanimously passed the resolution approving the minutes of meeting of EGM held on 20 May'2012.
6. **Status of Byelaws:** Secretary stated that the Bye-Laws were registered and the first copy of the Bye-Laws was ready and shown to the house and the copies of byelaws would be distributed to members as soon as they are received from the printers.
7. **BOM report:** Secretary stated that as the BOM report is circulated in advance, he would take them as read with the permission of the house. However at the request of Cdr (Retd) S. Ashok Kumar (DU No. 85), the BOM report has been read out. As the report was read out, Sri KSP Reddy DUNo.233 raised the issue

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of closing the north gate. Secretary explained the house regarding the representation given to the local MLA and hoped that authorities would initiate action.

8. **Approval of balance sheet for financial year 2011-12:** A resolution proposing approval of balance sheet for the financial year 2011-12 was moved by Wg.Cdr. Virendra Reddy(DUNo 285) and seconded by Wg.Cdr. SK Jain(DU No 113) and Wg.Cdr. Radha Krishna(DUNo94). The house unanimously passed the resolution approving the balance sheet.
9. **Agenda points**
- a) **Sports facilities**
- HFO (Retd)Laxmi Rajam (DU No. 229) volunteered to take charge of the Basket ball court and the house approved. Fencing of the Basket Ball court was proposed by Sri. URK Prasad , DU No. 240 and approved at a budget estimation of Rs. 1 Lakh.
 - Sri. P.V. Rao (DU No.178) volunteered to take charge of Tennis Court and house approved.
 - The house approved following estimated expenditure:-
 - Rs 50000/- towards renovation of gymnasium
 - Rs 50000/- towards renewal of acrylic boards in the basket ball court
 - Rs 50000 for renovation of tennis court and
 - Rs 100,000/- for renovation of children' parks in the colony
 - BOM will decide and communicate the subscription rates after the facilities are fully operational.
- b) **Development of Children parks.** Sri. Kalyan Raman (DU No 194) and Sri P.N.Srinivas (DU No 115) have volunteered to monitor and implement the renovation of the parks in the colony.
10. **Tree pruning /uprooting:**
- Secretary explained the need to uproot some trees as the main fresh water and sewerage lines are getting choked and the house has been briefed regarding the progress on this issue. HFO(Retd) Lakshmi Rajam DU No. 229 and Sri.T. Venkateswara Rao DU No. 214 volunteered to follow up this issue for necessary permissions etc and assist the BOM.
 - Large number of residents are requesting the association to prune the trees grown wild or are likely to cause damage to the houses. The safety of people and property is the responsibility of the resident of that particular DU at whose behest the trimming is being carried out.
11. **Maintenance Charges:** - The House Approved unanimously after some deliberations Rs.350/- as maintenance charges uniformly for all types of DUs. The new maintenance charges will be effective from 01 Apr 2013.
12. **Fixation of penalties for late payment of maintenance / water charges:** Dr Chalamayya (DU No 110) has volunteered to conduct water audit on the consumption vs. billing of water charges of the residents and association as well. It is decided to display the names of defaulters in the notice board after due communication with the defaulting member or resident. The BOM would initiate

action as deemed fit and in a judicious manner while dealing with the defaulters in payment or consumption. It is decided that only bore well water shall be used for watering the common areas to the extent possible.

13. **Updating records of members:** The existing information regarding house owners needs to be updated as several houses have changed hands. Members / residents are to involve and intimate the association office regarding the latest data including a photograph of the owner/s and specimen signature. ✓
14. **Association formation day:** The house unanimously approved that the 3rd Sunday of November will be celebrated as Association formation day.
15. **Asset Utilization:** Secretary appraised the members regarding the large amount of area of the new building complex lying unused. While some commercial banks have come forward to open an extension counter along with safe deposit lockers in the colony, members advised to obtain occupancy certificate prior to our leasing any part of the premises to any other agency. Secretary appraised the members regarding the progress on obtaining the occupancy certificate. However it is decided that a committee to be formed to expedite the process of obtaining the occupancy certificate. Sri. K V Satyanarayana (DU No:4), Sri. P.N. Srinivas (DU No:115) and Cdr.S. Ashok Kumar(DU No 85) will form a committee for getting the occupancy certificate. Secretary shall be the ex-officio member.
16. **Role of AFNHB in transfer of houses:** The secretary explained the need to maintain the records of ownership up to date. As regards the transfer of houses AFNHB has no role to play once the house is registered from one owner to the other owner. In fact this practice was stopped some time ago and the house recommended that the new BOM will intimate AFNHB regarding the issue.
17. **Photograph of PVC awardees and eminent Indian scientists and engineers of international repute:** Cdr. AV Rao(DU No.268) and Sri. T. Venkateswara Rao (DU No. 214) will form the committee to finalize the Sizes of photographs, short listing the names of scientists/engineers and any requirement of illumination for enabling citation more readable. It is suggested that the lanes and byelanes in the colony also be named after such eminent personalities. The committee shall submit them report to BOM with estimated cost by 31 Dec'2012
18. **Election of new BOM :** The following members were elected to new board as per the details :
- a) TYPE II/III
- | | |
|-------------------------------------|--|
| i) Sri. D.Papa Rao
DU No. 191 | Proposed by Sri. T. Venkateswara Rao, DUNo.214
Seconded by Sri. GV Subbaiah,
DU No.213 |
| ii) Sri. Kalayan Raman
DU No.194 | Proposed by Sri.D Papa Rao
DUNo.191

Seconded by Sri.CGK Chaitanaya
DU No.209 |

a) TYPE III H

i) Sri. URK Prasad
DU No.240

Proposed by Sri. Nages Babu
DU No.238

Seconded by Sri. KSP Reddy
DU No. 233

ii) Sri. KSP Reddy
DU No.233

Proposed by Sri. M. Ramesh Babu
DU No. 244
Seconded by HFO(Retd)Lakshmi Rajam
DU No. 229

b) TYPE V

i) Wg.Cdr. (Retd) PM Rao
DU No.158

Proposed by AVM
(Retd) S. Subramanyam
DU No. 161
Seconded by Lt.Cdr.(Retd)
VVS Nayudu, DU No.114

ii) Dr. Chalamayya
DU No.110

Proposed by Wg.Cdr.(Retd) SK Jain
DU No.113
Seconded by Wg.Cdr. (Retd)PM Rao
DU No. 158

c) TYPE VH

d) TYPE VI

19. **Appointment of Auditors:** Cdr (Retd) AVV Subba Rao, DU No.84 proposed to appoint M/S Viswanath Associates as auditors and seconded by Wg.Cdr. SK Jain (Retd) DU No. 113 , Wg.Cdr. PM Rao (Retd) DU No. 158 , Sri. GV Subbaiah (DU No. 213) and Sri. Suresh (DU No.217) . The Secretary of new BOM to issue letter of termination to the previous auditors.

20. **Integrated Software:** The house has not approved the proposed estimate for an integrated software to be developed by M/s Needa solution at an estimated cost of 3.5 Lakh . New BOM to study and explore the up gradation of software to suit our Association requirements. Sri. Suresh, DU No.217, Wg.Cdr. (Retd) SK Jain DU No. 113 , Sri. T. Venkateswara Rao , DU No 214, Sri. K.V. Satyanarayana DU No. 4 will form a committee to study the requirements of the association and submit a firm proposal to the BOM.

21. **Akash Ganga rentals :-** Sri. T. Venkateswara Rao , DU No.214
Proposed to review the rentals charges for members on AKash Ganga .

a) The new proposed rents for members are

i)	24 Hrs -	3000
ii)	12 Hrs -	2000
iii)	6Hrs -	1000

b) This proposal was put to vote and with the following result :

i) Voted for	14
ii) Voted against	11
iii) Not voted (Neutral) - Others	

No of occasion allowed in a year -Two

The new rentals will be effective from next financial year i.e. 01Apr'2013

DP Rao

Wg.Cdr. PM Rao

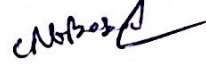
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Wg.Cdr. PM Rao
SK Jain
SK Jain

22. **Standing Committee:-** Not conducted due to insufficient strength of members. New BOM may however take up later on.
23. **Issue of Bye-Laws Copy :** A copy of the bye-laws shall be issued free of cost to the members as on 01 Oct'2012. A member or his/her representative with a letter of authority by the member may collect the copy from the association office after signing in the issue register.



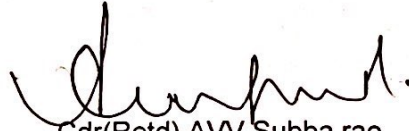
Sri. D. Papa Rao
Member



Sri. URK Prasad
Treasurer



Lt.Cdr.(Retd) VVS Nayudu
Member



Cdr(Retd) AVV Subba rao
Secretary



Wg.Cdr. (Retd) VS Samsi
President