

**SANDEEP VIHAR (AWHO) WELFARE & MAINT SOCIETY, GHS-79, SEC- 20, PKL**

**MINUTES OF MANAGING COMMITTEE MEETING HELD ON 29<sup>TH</sup> OCT 2014**

**Attendance**

1. Quarterly meeting of the Managing Committee was held on 29th October 2014 which was attended by all the 11 (eleven) members to deliberate on routine matters as per the Agenda.

**Agenda**

2. (a) To deliberate upon the ATR relating to recently held AGM's minutes of proceedings and to suggest improvements, wherever required.
- (b) To deliberate on important issues emerged during past one month and to suggest solutions;
- © Any other point with the permission of the Chair.

**Discussions**

3. Brig (Retd) Sarjit Singh, President chaired the meeting and informed the House that as per the feedback received, the proceedings of the AGM held on 21<sup>st</sup> Sep 2014 have been appreciated by the general members and their expectations from the present management have increased manifold. Since the scope for performance have increased tremendously, he impressed upon total transparency in all activities of the Managing Committee setting aside any personal agenda of members. At the same time members of the MC should not fall prey to the machinations and misleading e-mails originating from disgruntled elements. By eschewing mistrust and misunderstanding, if at all any, the members should strengthen personal relations so that MC's performance should not be affected. Further deliberations in detail were as under:

- a) Resignation/appointment of Treasurer Whereas Lt Col Kulwant Singh has applied to be appointed as Property Dealer in the Society, the resignation so tendered by him on 5<sup>th</sup> Oct 2014 (AN) from the post of Treasurer was accepted by the Managing Committee and consequently to fill up the vacancy, Col Balbir Singh of 202/E-5 – a member of the Collegium was unanimously nominated by the House to function as Treasurer of the Society and shall operate bank accounts of the Society alongwith other authorized members.
- b) Fencing: The President proposed that area in front of and along gate No. 1 need proper fencing as well as decorative rearing so that entry point to our Housing Complex may have a presentable look besides blocking any type of trespassing. All members agreed to this proposal and authorized Members in-charge of Security/Projects to do the needful as early as possible.

- c) Maint, repairs & new projects: Whereas a number of maint, repair & new works are likely to be taken up, Col Subash Chander, Vice President stressed that proper procedure must be followed while taking up such projects so that there is no scope for any misappropriation of society funds at any level. Sh. Subhash C Pathania Gen Secy, however, supplemented that payments to the vendors, as far as possible, be made by cheque as envisaged in the Bye-laws with a view to rule out any sort of bungling and also proposed that internal auditors should specifically point out if they come across any procedural lapse. The House endorsed these views in entirety.
- d) Fixing of Electricity MCBs/TPNs Col SK Chauhan apprised that MCBs/TPNs shall be fixed within a week in r/o those who have since paid the tentative cost (Rs. 1000/-). The House therefore desired that other/remaining listed DU owners should also follow the suit urgently so that damage to the elect installations/gadgets is checked timely.
- e) Repair of o/h fire water tanks Col R C Jaswal informed the house that there is perennial leakage from certain o/h fire water tanks due to cracks because of usual wear & tear and these need to be urgently repaired to avoid un-necessary wastage of water and damage to the structures etc. The House unanimously resolved and authorized Col Jaswal to get carried out the necessary repairs urgently with the help of Civil Engr Hony Capt Negi.
- f) Maint of lifts Members pointed out that despite overhauling of 7 critically defective lifts a few days back, certain lifts have again gone off-road. Lt Col Suresh Sharma informed the House that rainy water as well as the overflowing of water from the overhead fire-water-tanks due to jamming/breakage of float balls etc. have entered in the lift area and caused damage to the lifts in certain blocks. He, therefore, suggested that unless the flow of water to the lift area is not arrested, the effectiveness of the lifts cannot be assured. Col RC Jaswal argued that effectiveness of float balls in the o/h fire water tanks is un-reliable which is prone to break/elude at any odd time thus water overflows and makes way towards lift area even by dismantling the mud barrier raised recently. He further argued that rainy water also enters from the rear window of the lift-machine room. All members of the MC felt much concerned about this problem and suggested/resolved unanimously that a team consisting of Lt Col Suresh Sharma, Col RC Jaswal, Col SK Chauhan and Hony Capt Negi alongwith the Lift Vendor – Mr. Ajay Sharma and Plumber-cum-Pump Operator Mr. Rajesh should make in-depth study of the problem and carry out necessary solutions/repairs urgently even if the water supply system may have to be made direct/re-modified even without recourse through the o/h fire-water-tanks.
- g) Change in water supply timings and opening of Gate No. 3 Water supply timings were changed as 7.00 O'clock for the morning and 5.00 O'clock for the evening in view of the change in the season and demand for it from certain quarters. Likewise Gate No. 3 shall remain open from 6.30 AM to 6.00 PM in view a representation received from certain parents (residents) of the school going children.

- h) Speed Breakers The proposal for speed breaker in front of E-9 was also turned down by the House as there were already a number of speed breakers which usually are stumbling blocks for morning/evening walkers and moreover the one at the turn in front of D-5/E-10 squarely meets the aforesaid requirement.
- j) Provision of ATM This proposal was turned down for the time being by the House, as permission of HUDA, cost/design of construction of separate room, security aspects etc. need to be studied in detail.
- k) Sports Meet The President averred that Sports function held on 18<sup>th</sup> Oct 2014 under the supervision/initiative of Mrs(Maj) Neelam Sharma in the Society Complex was a big show/success and residents opined to hold such functions for the children frequently. The House appreciated the initiative and endorsed the opinion of residents.
- l) Vacation of Common spaces in the Blocks Despite having been issued 3 (three) Notices recently, certain residents are indifferent to remove their luggage from the “CS” and thus cause inconvenience to other residents of that block. Col Subhash Chander Joshi and Col SK Chauhan opined that Managing Committee is toothless in this regard and therefore this issue may be again put forth the AGM for workable directions and let the majority view prevail thereafter. Maj (Mrs) Neelam Sharma opined that so many times it has been decided in the Committee Meetings that residents should vacate the “CS” for its judicious utilization by the Society viz. for parking of cycles/scooters etc. After discussing the issue in detail, it was unanimously decided by the House to seek clarification from AWHO regarding the ownership right of “CS” and the ultimate authority to maintain/manage the same and thereafter address the issue accordingly.
- m) Marking of garage space The President Brig Sarjit Singh apprised the House that detail of measurements of each garage has been received from the AWHO and the job of its marking shall be taken up in due course in the presence of respective Block In-charge, a rep from AWHO and certain Committee Members so that there may not be any scope for misunderstanding. Garage need to be utilized for vehicle parking and not for storage of any material/other purpose. Residents are expected to follow the high standards of community living and abide by the provisions of society bye-laws in this regard.
- n) Appointment of Property Dealer After calling for quotations in the News Paper for registration/appointment of a reliable Property Dealer for renting out, sale or purchase of Sandeep Vihar flats, Lt Col(Retd) Kulwant Singh residing in 704/E-13 Mobile No. has been appointed as one. DU owners of Sandeep Vihar (GHS-79) can contact him to avail of the said facility if they so desire.
- o) Change of Security Agency President Brig Sarjit Singh pointed out that there have been a number of instances of security lapse and consequently the Head Guard has been changed recently. But still a few guards have been found inefficient, ineffective & lazy.

Col Subash Chander Joshi Vice-President endorsed the view and therefore Managing Committee unanimously resolved to issue a Notice to the present Security Agency and look for an alternative one if no improvement is witnessed, with a view to have an efficient and expert Security Staff.

- p) Detail of exp on up-lifting of electrical wires President Brig Sarjit Singh informed to the House that a few general members still raise objections with regard to exp incurred on up-lifting of electrical wires. Col RC Jaswal explained that this task was taken up 2-3 yrs back too and a sum of Rs. 600/- was charged from each household but the task was left mid-way. Lt Col Kulwant Singh informed that in certain cases a sum of Rs. 1400/- had been expended instead of Rs. 600/- by the previous Managing Committee. Managing Committee, therefore, felt that in the present case a sum of Rs. 1000/- was judiciously utilized by Col SK Chauhan and its accounting has been properly maintained by him which can be checked up by any member from him in the office. The matter as such was treated as closed and no separate presentation on it need to be made.
- q) Private plumbing and electricity charges President informed that a few complaints have been received in the Society Office that plumbers as well as electricians have been charging exorbitant amt for private minor works in the households. Managing Committee felt that these charges usually depend on the nature of job and time consumed/material used in the repairs etc. and hence rates cannot be judiciously fixed for these repair works. However, rates in r/o certain routine works shall be fixed in consultation with the Committee Member in-charge of respective portfolio.
- r) Administrative matters President Brig Sarjit Singh re-iterated that Members of the Managing Committee must display honesty/transparency in their activities and they must have trust and faith amongst themselves besides strengthening the bonds of personal relations so that bonds of trust fructify in excellent performance by the Managing Committee as a whole and the destined task of rendering satisfactory service to the members/residents of our Society is fulfilled to the optimum level. The Managing Committee also decided that in the absence of President, Vice-President shall preside and in the absence of both, the General Secretary and thereafter, Joint Secretary and then Treasurer shall preside over the meetings/affairs of the Society. Brig Sarjit Singh clarified that his main function as President shall henceforth be to have liaison with the civil/def authorities for the benefit of Society and therefore, Vice-President shall function as working-president in the office but he should be kept informed of the developments from time to time.

5. There being no other point for discussion, the meeting ended with a vote of thanks to the Chair.

File No. RWS/GHS-79/MCM  
Dated : 31st Oct 2014.

Sd/-  
(Brig Retd Sarjit Singh)  
President – the Chairman

Sd/-xxx  
(Subhash C. Pathania)  
General Secretary