

**SANDEEP VIHAR (AWHO) WELFARE & MAINTENANCE SOCIETY,**  
**GHS-79, SECTOR-20, PANCHKULA**

**MINUTES OF THE MANAGEMENT COMMITTEE MEETING**  
**HELD ON 06 AUG 2019**

1. The Management Committee meeting was held on 06 Aug 2019 at the Society office. Nine members attended the meeting.

**Point No. 1. - Shed for Two Generators.**

2. The President explained that, this point was coming up on and off. Four shed builders had been called over and having assessed the requirement, quoted rates from Rs 1,15,000/- to Rs 1,75,000/-. The President and Capt. G C Bhatt the Treasurer, an experienced engineer of the Army in such works explained that, as the generators were enclosed in a metal box for safety from vagaries of the weather, another shed is not required at all, and that, proper repainting of the generator should meet the requirement at a much lesser cost. This was agreed to by all members.

**Point No. 2. - Lightning conductors Earthing.**

3. The President explained that, it had been noticed earlier that the earthing of lightning conductors did not appear to have been done properly. Hence, testing of all the earthings was carried out by a board of officers. It was found that, the readings of the tests showed Nil to very high results. To verify whether proper earthing has been done or not, the earthing between E-13 and E-14 blocks was dug out. This earthing was not found to be proper. Photographs are attached to the board proceedings. A video recording of the same is also available. Hence, it was proposed to be put up in the next GBM for approval to revive the entire earthing properly, which would roughly cost about Rs 2,50, 000/- to Rs 3,00,000 for 32 earthings. This was approved by all members.

**Point No. 3. – Progress on Serviceability of Fire Fighting System.**

4. The President explained that, to make the entire fire fighting system functional, replacement of missing brass components, repair and over hauling of motor pumps, replacing and repair of valves on the roof top water pipe lines, repair and replacements of the underground non return valves and other works were in progress and should be ready in the near future. Members appreciated the dedicated efforts by Maj H S Luddu In this regard.

**Point No. 4. – Buddies of Officers Posted in the Station/Non Family Stations, on Study Leave and Families Staying in the Society for Other Reasons.**

5. The President explained that, far too many buddies are coming into the society for the officers and families as stated in the point above. These buddies, have been informed at the entry gates to obtain passes twice in the past one year, but to a poor response. Buddies get involved into arguments, fights and misbehave with the security staff. On reporting the matter to the officers and ladies, they come with counter reasons, complaints against the society and management, and also verbally get into unwarranted discussions and arguments with the management which consists of retired officers and an officer's wife. Thus, the management agreed that, the matter be taken up with the officers and ladies staying in our society accordingly. Alternately, the matter be taken up with the local Station HQ/ Command HQ and with the unit/HQs where the officers are posted.

**Point No. 5 - Rain Water Harvesting**

6. The President reminded that members had sought to explore the possibility of implementing a Rain Water Harvesting Project in the Society. Col H S Ahuja (D1/401) had volunteered to carry out in-depth examination of the issue and have a project report prepared. Through his efforts, a detailed report has been prepared by Mr Anand Kumar Ojha, a Ground Water Engineer. He is in the process of obtaining quotations for the required works. It was agreed to place the proposal before the next AGM, for discussion and approval, as deemed fit.



## **Point No. 6 - Encroachment of Common Areas**

7. The President recalled that about a year back he had carried out the extensive exercise of identifying and photographing all stores dumped in common areas. However, there was not much cooperation from members in removing these stores – most of them abandoned by those who had left the Society. It was heartening that during the last few weeks, some members had started to express concern over the abandoned stores and encroachment of common areas. It was thereafter decided to tackle this issue block wise with the involvement of block members. Accordingly, E1 and D3 Blocks have been cleared. Effort is ongoing in D4, E9 and E10 Blocks, where also the members have expressed a desire to cooperate.

8. In future the following procedure would be followed, if approved by the General Body.

- (a) Abandoned stores/encroachments will be photographed and identified.
- (b) Notice will be placed above the abandoned /encroached stores as well as on the block Notice Boards intimating a date by which the stores will be required to be removed. In case the owner of the stores can be identified, individual intimation will also be given.
- (c) On the specified date, abandoned stores will be removed to a central location within the Society.
- (d) In case the stores are not claimed within a month, they will be deemed to be finally abandoned and will be discarded.
- (e) No liability will rest on the management or the Society, once the procedure is diligently followed.

9. The specific case of Col V K Singh (D4/701) was also discussed. It was brought out that the member has blocked the red passage in D4 with a steel almirah. He further blocks the passage by parking additional car and motor cycle. In spite of repeated requests, he has not vacated the common area. Complaints regarding this have been made by more than one of member from D4 Block.

10. It was decided to place the proposed SOP for dealing with encroachments before the next GBM for approval. It was also decided to place the details of Col V K Singh's actions for decision on course of action by the House.

**Point No. 7 – Impact of GST on the Finances of the Society**

11. The Treasurer pointed out that the Society was now required to pay 18% GST on all revenues except recovery of Society Chargers and Electricity dues. Accordingly, recovery of the same from shops/tuition classes had started. However, in respect of the recoveries from fines, penalties, passes and other charges, the GST was being borne by the Society. It was agreed to place the proposal for revising various charges before the next AGM.

**Point No. 8 – Audit Reports for FY 2018 -2019**

12. The Treasurer placed the Audit Report by CA and the Internal Audit Board before the members. It was appreciated that the Corpus Fund which had remained dormant at Rs 1.11 crores from 2009 to 31 Mar 2017 had been increased by Rs 20 lakhs to Rs 1.31 lakhs. During the same period, the Development Fund had been increased by Rs 29.6 lakhs. All this had been done without impacting upon the other ongoing works.

13. It was decided to place the reports before the next AGM.

**Point No. 8 – Application by Some Members to District Registrar for Setting Aside the Deliberations and Decisions of the GBM of 30 June 2019.**

14. The President informed that Col S K Chauhan, Lt Col J S Jeryal, Rifleman Subhash Pathania and Lt Col Kulwant Singh had initiated a signature campaign to approach the District Registrar for setting aside the deliberations and decision of the GBM of 30 June 2019 regarding reaching of out of court settlement with AWHO.

15. He observed that they had been going from door to door and catching members during their walk, in spite of their best efforts, only 20 signatures had



been affixed on this application, including their own and of their coterie. Out of these, many had complained that the facts had been misrepresented to them and their signatures had been taken on a blank sheet of paper without showing the accompanying application. More surprisingly, out of the 20, ten had not even been present in the GBM, including Col S K Chauhan and Lt Col J S Jeryal.

16. He lamented that the same set of members were hell bent upon placing impediments in the functioning of the Society. 104 members had attended the GBM and unanimously resolved upon the proposal, which these four had taken upon themselves to scuttle by any means. However, the will of the House would prevail in spite of all the deliberate falsehoods being spread.

17. It was decided to place the issue before the next AGM and to request the signatories who had been misled into placing their signatures, to elaborate on how they had been duped.

**Point No. 9 - Legal Notice from Some Members Regarding Payment of Development Charges**

18. The President informed that a Legal Notice had been received from some members regarding refund of Development Charges paid at the time of Repurchase of Flats in 2014. He informed that legal opinion had been obtained on the issue and it had been advised that the actions taken pursuant to the decision of the General Body were legally sound.

19. It was decided to place the issue before the next AGM for approval of the course of action.

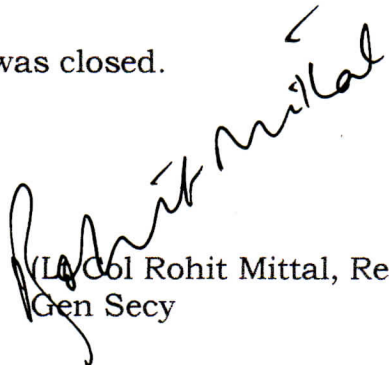
**Point No. 10 - Convening of AGM**

20. It was decided to convene the AGM on 25 Aug 2019. In case of incomplete Quorum, the Adjourned AGM would be held on 01 Sep 2019 and if required, a Re-adjourned AGM on 8 Sep 2019.

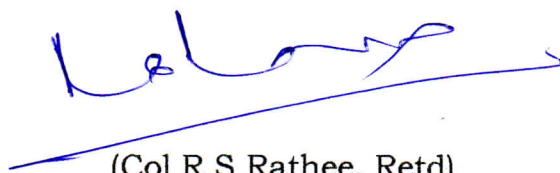
21. It was also decided to include the unactioned points of GBM of 30 June 2019 in the Agenda for the AGM,

22. There being no other point, the meeting was closed.

Date: 09 Aug 2019

  
(Lt Col Rohit Mittal, Retd)  
Gen Secy

COUNTERSIGNED

  
(Col R S Rathee, Retd)  
President