

**ANNUAL GENERAL MEETING OF
RWA 'A' BLOCK SECTOR 31 NOIDA
HELD ON 29 NOV AT 1130 H AT
SAMITI COMMUNITY HALL**

1. Annual General Meeting (AGM) of RWA 'A' Block, Sector 31, Noida was held on 29 Nov 20 at 1130 h. Earlier a Circular dated 15 Nov in this regard was issued (Appendix A).

2. **Attendance.** 62 Resident Members attended the meeting. This includes 4 Resident Members who were not able to Physically attend the meeting but, interacted Live virtually via Internet.

3. Opening Remarks by President RWA

(a) Welcoming the Resident Members, President remarked on the tough period we have had in the past one year; facing Lockdown conditions, continuing Covid threat as also some unwarranted disturbances created by a few Residents from within. He complimented the Residents for their cooperation, discipline and courage in warding off the dreadful infection.

(b) President cautioned that we were still not out of woods. Change of Life Style and adhering to Covid Protocols are the keys to remain safe from Covid.

(c) The voluntary contribution of the following Residents in terms of distributing Masks, Sanitizers, IR Non Contact Thermometer, Hand Wash Machine ,distribution of food and essential Rations to the needy during the Lockdown period, was much appreciated :-

- (i) Shri Kesarwani
- (ii) Shri Prasad mn
- (iii) Shri PiyushWalia
- (iv) Dr Satish Singh

- (v) Shri Rajiv Vij
 - (vi) Shri Ashwini Bagga
 - (vii) Shri Biju
 - (viii) Shri Amandeep Singh
- (d) The role of Security Guards, their devotion to duty in sensitizing and ensuring that Covid Protocols were followed by all Residents, during Lock Down Condition, also came in for special praise.

4. Agenda I. RWA Activities.

RWA activities, which were already uploaded in the RWA Website, were also presented on the Screen. President informed that the Concertina Coil Security Fence around the Complex was in place. CCTV Surveillance System had been extended and activated to cover most of the Streets and Gates. Certain Projects in the pipeline like Establishing Mother Dairy Kiosk, a Water body in the Park, Children 'Jhulas' and Long Term Project of building a Community Centre in the Complex were highlighted.

5. Agenda II. RWA Annual Accounts, Fy 2019-20

(a) The RWA Accounts Statement for the Fy 2019-20 duly audited by a Regd CA, were presented. Earlier the Balance Sheet had been uploaded in the RWA Website. It was highlighted that the Main source of income had been Annual RWA Subscription by the Residents and a few donations. The funds were, however, barely sufficient to meet the expenditure which was mainly on recurring essential requirements i.e. Salary to Security Guards, Safaiwala, Telephone, Internet and Electricity bills of the Guard Room and building up of Utility Assets for the Complex. Moreover, Donations by Whiteys Dental Clinic, etc are expected to decline in the future. It was emphasized that routine expenses must be met by Subscriptions, and not incidental donations.

(b) A case of Liability(Sy Dr) due from Mr. AK Rai (former Gen Secy of the present RWA) of an amount of Rs.27,853 due to non settlement of Cash drawn by him, was noted. Mr. Rai has not submitted any supporting bills for the expenditure and failed to account for the expenditure in laying of Security Fence and repair

of Iron Gates in the Complex. It was further informed that there had been no response from Mr. Rai despite repeated reminders and Notices. In the process, Mr. Rai was also found guilty of serious misconduct, insubordination and indulging in activities not conducive to the RWA smooth functioning. As a consequence, Mr. Rai was expelled from the appointment of Gen Secy and Resident Membership in accordance with the provisions contained in 'Niyamawali'. The said amount still stands due from him. It was decided in the meeting that Mr Rai be served a Legal Notice to settle the outstanding dues.

(c) Resident Members opined that in addition to Sy Dr from Mr. AK Rai; SyCr to the RWA Members be also settled expeditiously; either by converting the amount to Donations or refund of the amount due. Members pointed out that carrying forward the Liabilities to next Fy, sets an unhealthy precedent. This was agreed to.

(d) A few queries on expenditure towards 'Meeting Expenses' was clarified as being the charges on the arrangements for GBM, Independence day Celebrations and the Plantation drives in the Complex.

(e) It was also brought out that certain expenditure has been on Account of proper documentation of Accounts, making Ledgers which was not being done in the past.

(f) The Annual Accts of RWA for Fy 2019-20 were passed, Proposed by Shri SC Bhasin and Seconded by Shri Suresh Kumar (Appendix B).

6. Agenda III. RWA Bye-Laws.

(a) It was informed that these Bye-Laws were uploaded in the RWA Website and was an Agenda Item in the GBM held on 29 Sep 2019, but the discussion in the GBM could not be completed. Hence the same needed to be discussed in the AGM.

(b) The tenure of RWA was queried and amendment was suggested by a Resident Member to make it for 3 years. It was informed that the tenure of 3 Years has already been laid down and incorporated. On this, one of the Resident Member suggested that the tenure should be of 5 years. This proposed amendment was not considered at this stage.

(c) Reference was made to certain activities of a few residents

with malicious intentions to mislead the Residents and disrupt the RWA functioning. This was detrimental to the Social harmony and against the interest of Residents Welfare. It was informed that the Bye Laws, with the 'Niyamawali' duly incorporated, has provisions to deal with any such misconduct and may be invoked.

(b) The Bye Laws, proposed by Shri Mittal and seconded by Shri Ashish Dilwalia, were adopted. These are enclosed at Appendix C.

7. Agenda IV. Upward Revision of Rates of RWA

Annual Subscription

(a) The members were apprised that rates of Subscription had Continued without any revision for the past two consecutive years; although it had been indicated at the time of collection of Annual RWA subscription for Fy 2019-20 that in case of any revision later in the rates, the residents would need to pay the Arrears of the differential.

(b) The proposed increase in the rates of Annual Subscription was from Rs 3600/- to Rs 4500/- (For House Owners), from Rs 2400/- to Rs 3000/- (for Tenants per floor) and from Rs 900/- to Rs 1200/- (For Peripheral Residents) were, however, proposed to be effective from 01 Apr 2021, the next Fy. It was proposed that the owner's subscription be reduced to Rs.4200, with steps to improve collections.

(c) As regards the expenditure for remaining period in the current Fy 2020-21, the fund position was just satisfactory to meet the expenses.

(d) The Issue of Non Payers of the Subscription was discussed at length. Resident Members wanted RWA to take some punitive action or deny certain Amenities to Non Payers e.g. Garbage Collection from their houses; to display their names on the Notice Board etc. A Member demanded to know how long the Payers should continue to take upon themselves the liability of Non Payers by paying increased rates of Subscription. Another Member suggested forming a group of 10 to 15 Resident Members, who, along with reps of RWA EC would visit the Non Payers and sensitize them about their moral duty in Community Living to pay subscription to RWA. President pointed out that there were a few habitual & defiant Non Payers. Also,

several attempts were made by a section of disgruntled Residents to incite fellow residents not to pay. Their sole aim had been to impede functioning of the RWA in retaliation to some of the decisions of RWA in regard to Safety and Security taken in the larger and overall interest of the Residents, since their personal & self vested interests were not being met. President assured that appropriate actions as envisaged in the Bye Laws would be taken.

(e) It was also informed that continuous efforts have been made by EC Members to collect subscription by visiting them and that a few residents have responded positively.

(f) President also informed that nearly all RWAs are facing this problem of Non Payers. FONRWA had approached Noida Authority and apprised them about the severe Fund crunch with the RWAs since there were no source of income other than Annual Subscriptions. Noida Authority in their Board Meeting has passed a Resolution to invoke Lease Agreement Clauses in order to collect the Annual Subscription from such Non Payer Residents and pass it on to RWAs for utilization in Welfare activities in their Complex. The MoM of the meeting has since been forwarded to CM Sectt for endorsement. Noida Authority thereafter may formulate a Methodology by which Non Payers would be bound to pay Subscription.

(g) It was agreed to intensify collection drive by involving fellow Resident Members in convincing the Non Payers to pay Subscription regularly. Shri Rajesh Nautiyal was of the opinion that as per his experience it should not have been difficult for RWA to collect subscription from Non Payers. It was decided to utilize this experience and actively involve Shri Nautiyal in the Collection campaign.

(h) One Resident Member objected to Increase in the rate of Subscription without RWA presenting the Budget planning for the next Fy in detail. Any increase in the Rates should be equal to meet the shortfall in expenditure. It was debated that the estimation would remain focused on the recurring essential expenditure only and no Major expenditure has been visualized or planned.

(i) It was explained that the recurring inescapable expenditure necessitates increase

In the present rate of subscription even as most Non payers might start paying. Rate of Inflation, rise in salary of the guards , overall price hikes after the Lockdown are the factors for increase in the Rate of Subscription . The Funds Position is not expected to improve by any quantum and the foreseen essential and recurring expenditure being high, there was no scope left to prepare a detailed & ambitious Budget Plan to arrive at a Revised rates of Subscription. The Revised Rates would be more or less the same as now being proposed..

(j) Lower rates of Subscription from Peripheral residents was discussed. It was clarified that the Annual RWA subscription is largely spent on the salary to Security Agency/Guards. Residents on the periphery do not get any Security Cover and Services of Guards. The subscription is thus, accordingly lower.

(k) After detailed discussions, the revised rates of Subscription were finalized as Rs 4200/-, for House Owners, Rs 3000/- for Tenants per floor and Rs 1200/ for Peripheral Residents.

8. Agenda V. Misconduct of Residents.

This aspect was covered during the discussions at various stages under the preceding Agenda.

9. Points from Residents .

(a) Shri Arvind Sanwal, Resident Member pointed out the need of Social Events for interaction essential to develop a sense of belonging & comradely ,an important aspect in a Community Living. It was acknowledged that such events could not be organized for a long time and the prevailing Covid scenario was not conducive for a social gathering. It was however, agreed to organize a social gathering as soon as the situation improves.

(b) Ms Sharon Pal Kaur suggested that on line classes in small groups for Sidha Samadhi Yoga Classes would be beneficial for Residents in these times of isolation and Covid fatigue.

(c) Shri AK Jain raised the Issue of opening of Wicket Gate 4 to enable easy & shorter access to Nithari. This

was opposed by most members ,on the grounds of security & safety. It was opined that the ingress of unwanted elements, rowdy trespassers crowding up the Main Arterial Road of the Residential Complex should not be allowed. also, Aggressive and arrogant behavior of unwanted and unauthorized people, when checked by the guard, leads to social disorder. Most also opined that the Nithari lane is too narrow & congested & that Covid Protocol is generally not followed by the commuters in Nithari Market. It would not thus, be prudent to expose our residents to the Covid vulnerability.

(d) Ms Sharon Pal suggested that cycles or e-rickshaw may be hired through contributions to be placed at gates 1 for resident maids for easy transportation to the houses inside the houses. It was agreed that some facility for maids for movements inside the Complex. could be organized.

(e) Frequent occurrence of Sewerage Overflow was raised by the Resident Members. President informed that the problem was in complete Noida and Noida Authority has been approached to convene a Committee of experts to study the Sewerage and Drainage Network, identify the Cause and take remedial measures. A DPR is awaited by the Noida Authority on this matter. The recurring problem in 'A' Block will again be highlighted to Noida Authority for immediate action to address this Issue.

(g) Shri Suresh Kumar suggested to reopen the passage to Nithari Road through the link foot path from Main Arterial Road through Street 4 as it existed years ago. It was decided to examine the feasibility but, not at the cost of Security.

(h) A point was raised about unsatisfactory services of Noida Authority 'Safai Karamcharis'. A few lanes in particular were frequently neglected. It was assured that RWA would monitor their services in the entire complex on daily basis and raise the matter with the Authority as required . Complaints were also made of the unsatisfactory working of the RWA hired Odd Job Man and his demands for extra money. RWA assured to take necessary action.

(i) It was suggested by a few Residents that a mechanism be put in place to keep a check on Incoming and Outgoing

Tenant's and Owners on account of Sale of the Plot/House by way of issuance of NoC /Clearance/No dues Certificate by the RWA. That would ensure proper documentation and payment of RWA Annual Subscription. It was also decided that the House Owners will incorporate Annual Subscription clauses in the Lease Agreement with the Tenants.

(j) Shri SC Bhasin raised a point regarding Tenants that they even as Temporary Resident Members , should be entitled to Vote. It was debated that the Tenants who pay Annual Subscription are provided all the Amenities and the Issues raised by them are promptly addressed to. They may convey the points 'on Line' or through the Resident Members/House Owners for discussions in a Meetings like GBM or AGM They are not entitled to Vote being temporarily stationed in the Complex . It was, however decided to make the tenants eligible for inclusion in the RWA EC as Coopted Members for their expertise.

10. Vote of Thanks. There being no more points ,the AGM Was closed at 1415 h with a Vote of Thanks.

Chetan Pratap
(Gen Secy)