



Concorde Mist Valley Owners Association ®

Registration Number: Serial No SRG/Krishnagiri/19/2019

concordemistvalley@gmail.com

CONCORDE MIST VALLEY PLOT OWNERS ASSOCIATION

ANNUAL GENERAL BODY MEETING – 30th OCTOBER 2022 (5.30 PM to 7.30 PM)

MINUTES OF MEETING

1. The following minutes of the meeting was captured during the Annual General Body Meeting of Concorde Mist Valley Plot Owners Association, held on October 30th, 2022. The AGM was conducted as a virtual meeting with all members joining through the online meeting platform Google Meet.
2. 37 owners including including 7 members from the Management Committee (MC) and Core voluntary working members attended the meeting (numbers in brackets indicate the plot number owned):

Representation from MC and Core Voluntary Working Team

1. Rajesh Tiku (1269)
2. Sajan Nair (1283)
3. Tania Pal (1266/1267)
4. Ashwin Sekhar T K (1279)
5. Shaiju Thomas (136)
6. Prashanth Kogganur (1008/1009)
7. Mohammed Rafi (490)

Note: Dhinesh S 1172 (Working Committee) and Guruprasad G 1273 (Joint Treasurer) could not join due to emergencies but supported the preparation efforts of the AGM. Arun Kumar (Treasurer) had excused.

Members

1. Santhosh Kumar (1174)
2. Gopal (0912)
3. Mohammad Rafi (0490)
4. Kheda (1149)
5. Sujith Ittan (0558/0559)
6. Usha (0466)
7. Javed K (0928)
8. Santhi (0533)
9. Dinesh Balakrishnan (1233)
10. L Varaham (0934)
11. Pradip Samaddar (0741)
12. Bhaskar Sharma (1385)
13. Sharath KS (1433)
14. Parvathi Santhosh (1281)
15. PR.Devaraj (0263/0264)
16. Anju Baroth & Deepak Brid (1161)
17. Kumar
18. Rajeev Kumar (345/1)
19. Deepak Vittal Pawar (1277)



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20. Gopika KS
 21. Roshan Syed (1102)
 22. Sajan Muzhapravan (0967)
 23. Sh Kumse
 24. Usha Narendra (0466)
 25. Deokant Payasi (1421)
 26. Ashish Sharma (1320)
 27. Chandrasekharan Krishnamoorthy (1159)
 28. Manju PS (1163)
 29. Manmath Padhi (0703)
 30. Navin Singhal (0017)
3. The member count present in the meeting was deemed as not sufficient quorum for the meeting and the meeting was adjourned for 30 minutes as per the bylaws and the official agenda of the meeting started after 30 minutes at 6 PM.
 4. The following agenda was covered in the AGM.
 - a. Update on Association activities from November 2021 to October 2022
 - A detailed update on Association activities was presented in the meeting including the achievements of the association for the past one year.
 - An update on the completed road work was presented.
 - An update on the progress of STP infrastructure, boundary walls and electricity infrastructure was presented.
 - An update on the resolution of Patta issues was presented.
 - An update on plot number marking was presented.
 - An update on the formation of ApnaComplex community platform was presented.
 - b. Vendor Identification and Expense/Payment handling procedure of the MC
 - MC presented the detailed process followed while selecting a vendor which included selection of ApnaComplex, selection of Auditor for FY 2018-22 and selection of lawyer to act on getting the physical signed copy of signed Bylaws copy from the Krishnagiri Registrar Office.
 - MC presented the detailed process followed while making a payment to a vendor.
 - MC presented the procedure followed while collecting the payments from members 2018.
 - MC presented the efforts taken to manually reconcile the membership fee payments made from 2018.
 - c. Handover process of completed work from Concorde
 - MC presented the process that would be followed while taking handover of the completed infrastructure from Concorde.
 - MC re-iterated that the association will not be taking over the complete layout. Only the completed infrastructure will be taken over.
 - MC informed their plan to test the water lines in the layout, as Concorde have informed that the water lines have been tested from their side and any members can request for testing to Concorde.
 - d. Audited Financials for FY 2018-22
 - MC presented the total collection of membership fees and advance payments for FY 2018-22.
 - MC presented the expenses incurred in FY 2018-22.
 - The audited reports are made available to all members as a soft Copy in a Google Drive.
 - e. Unaudited financials from April 1st 2022 to October 29th 2022
 - MC presented the total collection of membership fees, maintenance fees and advance payments for the period from April 1st 2022 to Oct 29th 2022.
 - MC presented the expenses incurred from April 1st 2022 to Oct 29th 2022.
 - f. Proposed action plan of Association for next year.



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- MC presented the proposed action plan for the upcoming year by giving the detailed split up of activities planned for each of the upcoming 4 quarters.
- g. Nomination of Managing Committee 2022-23
 - MC informed that the current MC tenure is ending in October 2022.
 - MC informed that no nominations were received yet for formation of next MC and requested the members to be more participative in the association plans and send in nominations.
 - MC informed that the deadline for sending nominations has been extended to Nov 30th 2022 and the new MC will be formed during the online meeting on Dec 18th 2022.
- 5. The following suggestions/requests from the members present were heard and MC ensured that these will be taken into consideration while implementing the actions for the upcoming year.
 - a. Rajeev Kumar (345/1) suggested making a sweeping deposit while making Fixed Deposits from his past experience with other associations. MC to consider this while making the Fixed deposit from membership fees.
 - b. Bhasker Sharma (1385) suggested that 50% of the current MC continue for next term. MC to consider this while forming the new MC.
 - c. Santhosh Kumar (1174) and Deokant Payasi (1421) put forward the suggestion of checking with Concorde and other developers on bringing the proposal of building houses at CMV at a reduced price. MC informed that the current MC would not want to be involved in recommending pricing/ endorsing a vendor keeping in line with their current ideology and also their hands are full with the current priorities. MC informed that the owners in their personal capacity may pursue this further with Concorde or other developers and the members agreed.
 - d. Santhosh Kumar (1174) and Deokant Payasi (1421) mentioned that many amenities are mentioned in the sale agreement like snow parks etc. and that should be followed up with Concorde. MC mentioned that these are not mentioned in the sale deed but only in sale agreement and it was earlier discussed and informed they are not carrying a legal binding of Concorde towards this. MC requested the owners to pursue this further with Concorde and the members agreed to support to reassess the position. After the initial assessment, this can be further discussed with MC for further actions.
 - e. K Gopal (0912) requested the MC to consider the collection of a corpus fund. As of now there are no plans on this and MC is concentrating on getting all the owners to pay the maintenance and ensure stable maintenance fee collection for the upcoming quarters. MC will consider this in future.
 - f. Deepak Vittal pawar (1277) checked if any reason Concorde had given for not completing his Patta in the same survey no 82/4. For which MC informed that no reason was yet given by Concorde, and we assume that they haven't just proceeded with the Patta for the owner like some other 12 cases pending with Concorde.
- 6. Resolutions were passed in the meeting in regards to the following action items.
 - a. MC nomination deadline for year 2022-23 will be extended till Nov 30th 2022 and the new committee will be appointed on Dec 18th 2022 owners meeting. Current committee to continue till then.
 - b. 2 gardeners to be deployed in advance for de-weeding of the roads to aid the verification of the road work completion.
 - c. Due date for paying the maintenance fees extended by one month taking into consideration the delivery of emails into spam boxes of email accounts.
 - d. Fixation of sign board at CMV site detailing the maintenance payments and obtaining an NOC from the association before sale of a plot.
 - e. Creation of Fixed Deposit from the membership fees received.

The AGM was duly closed with the members present thanking the MC members for all the effort taken during their tenure in the past year. MC thanked the members for the support shown for the past one year. MC also reminded the members about the importance of on-time payment of maintenance fees and requested for continued support in the upcoming year as well.