

USHA SOCIETY

Sahastradhara Road, Dehradun, Uttarakhand

Minutes of the Executive Committee Meeting held on 20th December, 2017

The following were present:

Sri N. Ravishankar, Sri A.K. Rana, Sri Samir Sinha, Sri Ganesh Pant, Smt. Anjali Sinha

Special Invitee: Sri S.K. Shukla Immediate Past Hon. Secretary

1. The EC reviewed the performance and the feedback about the new solar street lights installed in the society. There were some concerns about the lights dimming after some time. It was informed that as a battery saving mechanism, these lights are programmed to dim automatically after some hours. They also have an inbuilt motion sensor that brings the light back when it senses any motion below it. It was resolved that the performance of these lights be monitored regularly, including at late hours with the support of the suppliers so that we may get optimum performance from them.

For other streetlights, it was also resolved that while the CFL lamps are now being replaced with LED lamps, the performance of these still leaves scope for improvement. Accordingly, wherever suitable, malfunctioning street lamps would be replaced by LED fixtures. One such lamp has been installed at the corner opposite Sri Rajiv Bhartari's house and is working well.

2. The issue of strengthening the fence around the society was discussed in detail, especially in light of the recent instances of leopards straying into human habitations in nearby areas.

The following facts were brought to the fore.

1. Leopard proofing would need a fence height of about 12 feet.

2. A quick scan of our perimeter (approx.. 2 km) would reveal that there are many large trees standing either on our boundary or immediately outside. Removal of such trees is not an option. Leopards



being good tree climbers can take advantage of such trees and come in, despite a fence.

3. Two fence designs were considered.

3.1. Solar Powered electric fence.



It will involve setting up a series of wire strands through which high voltage/low amperage pulse current is sent through an energizer. The current shocks and stuns but is non-lethal and completely safe. However, it will need regular monitoring and maintenance including periodic replacement of batteries. It is likely to cost about Rs.12 lakhs. In addition, strengthening of the existing boundary wall will also be required.

3.2. Concertina Wire Fence.

The other suggestion of having a concertina wire fence has been made by senior residents of our society. It is widely used in security installations.



Preliminary enquiries suggest that a coil of wire of about 7-8 kgs. weight would cover about 6 meters running length, with 2 feet height. Considering the height of our boundary wall, this would need wires for about 6 feet. The cost of the wire is about 75 Rs./kg which would translate to about Rs. 300/running meter. In addition there would be cost for the angle irons and other clips, labour etc. An indicative cost of the fence alone for our society would be about Rs. 15 lakhs.

3.3. It was reiterated that such costs are at best indicative and will depend upon a DPR to be prepared once a decision in this regard has been taken.

3.4. Our boundary wall even otherwise is not in a very good shape and needs regular maintenance and major improvement, subject to availability of resources. Addition of any fencing on this would involve further costs towards strengthening of the wall to take any additional load upon it.

3.5. While comparing the two options, it was also suggested that the aesthetics of such fencing should also be kept into consideration.

3.6. It was also pointed out that while any such fence may not completely prevent leopards or several other wild species from getting in, they will most certainly prevent any such animal which has got in by accident to get out easily, which could present its own set of challenges.

3.7. These factors may also be considered while taking a decision in this regard.

The EC resolved that the matter be taken up for wider consultation within the Society so that a decision may be reached after due consideration of all factors, including finances.



4. It was also resolved that all residents of the society be requested to take up the management of solid waste on a top priority as such waste left outside homes, especially during nighttime also attracts stray dogs and various wild animals which can be a health and safety hazard for residents.

5. The SBI has asked that the society obtain a registration under GST for receipt of rentals, or else a tax liability may arise upon us. The matter was discussed in detail and the opinion of our Chartered Accountant Mr. Khanduja was also sought. It was pointed out that as per present guidelines of GST, the rental income of the society does not necessitate registration. However, the SBI has been requesting registration as their accounting software seeks that compulsorily.

The EC requested Sri AK Rana to hold a meeting with the SBI to seek more clarification and then send an appropriate response to them after taking appropriate legal advice. Registration should be agreed upon only after examining all options as it will further place upon ourselves the responsibility of submitting regular returns, which in turn has time and cost implications.

6. The UPCL was approached to consider repair and maintenance of various electrical supply lines and installations within the society. UPCL has taken up the work of improving the transformer yard within the society, which is now complete. UPCL has also prepared a cost estimate for various other essential works to be carried out in the society.

The EC resolved to further take up this matter with the UPCL to expedite the same.

7. The issue of record of attendance of members for the 14th AGM of the society on 29th October 2017 was placed before the EC. Sri Shwetabh Suman has signed the attendance sheet with a small noting below stating (for G.Devi). The EC took note of this and clarified that the records of the society show Sri Shwetabh Suman as a member of the society. No invitation was issued to Smt. G. Devi, who is not a member, to attend the AGM and no permission was sought by anyone to attend the AGM on behalf of any member. Sri Satish Shukla, the Immediate Past Hon. Secretary of USHA stated that this reference to attendance as a representative by Sri Suman was added subsequently.

The EC resolved that with the society record of members clearly acknowledging Sri Suman as a member (and not Smt. G. Devi), in which capacity he has previously also held office as a EC member, the

reference to his attendance in the AGM as a representative of a non-member is null and void. As such, he is deemed to have attended the 14th AGM as a member in his own right, as is also reflected in the minutes of the AGM.

8. The EC members were apprised of the preparations for the New Year Eve celebrations at the Society Clubhouse.

9. The USHA Society has been planning a picnic for the members sometime in January. However, there has been no consensus on the venue and date for this.

The Hon. President was requested to informally seek the opinion of more members on this and agree upon a suitable date and place.

The meeting ended with a Vote of Thanks to all present.

Dated 28th Dec. 2017


(Samir Sinha)
Hon. Secretary, USHA

SECRETARY (Honorary)
EXECUTIVE COMMITTEE
USHA COLONY
SAHASTRADHARA ROAD
DEHRADUN

A copy of this may be placed on the USHA website for kind information and necessary action for all members.


(Samir Sinha)
Hon. Secretary, USHA

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