



**SHREE KSHATRIYA ASSOCIATION OF UK**  
**MINUTES OF ANNUAL GENERAL MEETING**  
**HELD ON SUNDAY, 29 SEPTEMBER 2013**



**Venue:** SKA Hall, 2a Villiers Road, London NW2 5PH  
**Time:** 3pm

**Chaired by:** Kamlesh Ratilal Motiram (**KRM**)  
**Minutes by:** Kiran Narhari Kapadia (**KNK**)

**Total Number of Members Present at time meeting convened:** 36  
**Total number of Members Present when meeting concluded:** 53

**AGENDA:** As Published in SKA Newsletter No. 142 – August 2013

1. Approval of 2012 AGM Minutes
2. Approval of Accounts for the year ended 31 March 2013
3. Appointment of Auditors
4. Transfer of Standing Orders to New Company limited by guarantee
5. Fire Exit Door update
6. Any Other Business

**KRM** thanked everyone for coming to the SKA AGM and announced that if anyone had any comments or wanted to say something to please come up and speak into the microphone, giving their name for the benefit of the tape recording.

And then the agenda items were commenced.

**1. Approval of 2012AGM Minutes**

**KRM** gave everyone 10 minutes to read the minutes of the previous AGM, which were prepared in English and Gujarati.

In the mean time **KRM** gave apologies from committee and community members who were unable to attend:

**Bhavin Shantilal Khatri**

**Sudhir Dayaram Khatri**

**Ketan Kishanlal Goldenwalla**

**Chandraprakash Vallabhkhatri**

**Vinod Chhaganlal Khatri**

**KRM** then asked if anyone had any comments in connection with the Minutes. **Pravin Thakorlal Jariwala (PTK)** suggested that in the minutes it might make it easier abbreviate two letters instead of three. **Mukesh Vallabhkhatri (MVK)** said that three makes it easier to distinguish people as people whom may have same initials. **KRM** said we will think about it.

Minutes were approved by **Deepak Pranjivan Khatri (DPK)** and **Mahendra Mohanlal Khatri (MMK)**

## **2. Approval of Accounts for the year ended 31 March 2013**

The SKA President, *MVK* presented the accounts as the Treasurer was unable to attend the AGM. *MVK* directed the attendees to the last page of the Statement of Financial Activities which provided detailed breakdown of income and expenditure.

➤ From the Back page:

*MVK* pointed out that the total donations were down from 2012,

Our income (donations) is down from last year because 2012 Mahotsav catering was not donated.

Hall Hire was down from last year also, infact the trend is down from 2011 being around £4,000, for 2012 £2,200 and 2013 being £1,300. To encourage hire from outside the SKA community a sign with email address was placed outside the hall to advertise it to the general public.

Bank interest rate from Barclays Bank was higher then last year. We have savings in bonds and when they mature we take up new versions of the bonds with higher interest, where available.

### **Incoming resources from charitable activities:**

In 2012 accounts income from raffle ticket sales were less then 2013 accounts since we had fewer tickets for sale in 2012.

In 2012 income from coach trip was less since it was heavily subsidised. In 2013 income was higher as the coach trip was less subsidised.

We also had income from our Bhajan Sandhya events – aarti money, which is then donated, but we have to show as income.

### **Expenses:**

In 2013 accounts, the Mahotsav cost is higher then previous year because it contains some costs from the 50<sup>th</sup> Mahotsav. At that time there was some confusion over the many cost items. But this has been now been fixed over the accounts of the last three years: 2011, 2012, 2013.

There was not much change for the income from the Diwali Party.

In 2013 we held the Christmas Party but no Easter Party. We had held Easter and Christmas party in 2012 because the previous Christmas party was cancelled at the very last moment due to heavy snow (for which costs were still incurred) so Easter Party was held.

Navratri expenses are higher now since we no longer receive grant from the Brent Council.

2013 Bhajan costs of £150 is shown. We started in March 2013 and each time it costs £150. But only about 25-30 people attend. The committee would endeavour to encourage more people to attend.

Hindu Council fee of about £200 is shown. We are not sure of the benefit of SKA contributing to Hindu Council as Navratri Grant is no longer available. Other Associations are approaching school and bookings venues directly. We are forced to purchase 10 Hindu Council Navratri Event tickets costing £100.

There was a question from the floor asking if Associations that go through the Hindu Council have priority in getting halls for Navratri. To which *MVK* said that the Committee were not sure. Membership of the Hindu council is under review.

Under Sundry expenses there is £90 entry. This is in relation to a parking fine incurred by a committee member on SKA duties. As this was a first offence, officers agreed that in future any such penalties will not be reimbursed by SKA.

The Professional fees of £1,499 is in relation to legal expenses for the Fire Exit door that is not yet installed. This will be discussed later in the agenda.

This year for 2012- 2013 we made a loss. For 2013-2014 we are expecting a bigger loss due to increased expenditure on further legal fees (in relation to the Fire Exit door), Bhajan, the coming Diwali and Christmas parties, etc.

- Page 6 of the Statement of Financial Activities we have just the totals from the details of last page showing the total loss for the 2013 of £7,625.
- Page 7: Highlight includes:

**Fixed Assets:** costs like the Hall, utensils, pots, pans (“vasun”), laptop purchase, etc giving £153,229.

**Debtors:** This is the solicitor’s costs rising from around £16,000 in 2012 to around £23,000 in 2013, mostly due to SKA becoming a Company Limited By Guarantee.

Cash at bank: This is obviously down because of loss this year.

Creditors: (Amounts falling due within one year) This refers to the repair bills that were in Creditors last year but we don’t have those this year. This explains the movement in Creditors

*Navin Durlabhbai Vakharia (NDV)* asked if the £1,499 Professional Fees on the last page –does this include legal and professional cost incurred in changing SKA to Company Limited By Guarantee. Also tax for the year ended 2013 does it reflect such legal and professional costs being incurred due to your activities? Or will you be showing it all in the next year’s accounts?

MVK said legal and professional costs for the Hall’s fire exit permission is in the accounts. But costs associated with conversion to Company Limited By Guarantee is not in the accounts. This cost is £4,840 which will be in next year’s expenses.

The Accounts were approved by *Harendra Dhirajlal Khatri (HDK)* and *Ganesh Deepak Khatri (GDK)*.

### **3. Appointment of Auditors**

*KRM* asked about approving the existing that MCT Partnership auditors. *Prakash Thakorlal Jariwala (PrTK)* asked about the increase in their fees. *KRM* said the increase in fees is £100, in line with inflation.

The re-appointment of the auditors was approved by *Deepak Pranjivan Khatri (DPK)* and *Pravin Thakorlal Jariwala (PTK)*.

### **4. Transfer of Standing Orders to New Company limited by guarantee**

**MVK** Explained that our Standing Order have to be passed again in order to comply with new Company limited by guarantee. The important Standing Order resolutions, those that were approved at the AGM, have to be approved again.

**MVK** had gone back upto to 2006 AGM to pick out the important resolutions and these are on the last page the current minutes. **MVK** explained that those are only printed in English to avoid issues resulting from translation to Gujarati and so they were read out in Gujarati.

For the record the resolutions proposed were:

<u>AGM</u>	<u>Resolution</u>
2006	It was agreed that membership fee would be £10 per person.
2008	<p>It was agreed that guest membership will be available (upon) payment of the appropriate membership fee) for only the father-in-law and mother-in-law of an existing member whose spouse originates from outside the Kshatriya community. To be eligible guest members must be followers and believers of the Hindu faith. Guest members will have the right to attend Shree Kshatriya Association UK organised events however:-</p> <ul style="list-style-type: none"><li>• They will carry no voting rights</li><li>• Will not be able to attend Annual General Meetings or EGM</li><li>• Will not be eligible to server on the Executive Committee.</li></ul>
2012	It was agreed to allow attendance by fellow Gujarati community members (non-SKA members) to SKA Social Evening.

**MVK** said that unless someone wants to suggest amendments, the committee reccomends to pass these resolutions as presented.

This agenda item approved by **Chandrakant Laxmidas Adenwala (CLA)** and **Jitendra Thakorlal Ambaram (JTA)**.

## 5. Fire Exit Door Update

**KRM** said that owner of ‘Apna Bazzar’ Mr Patel, who’s property shares the rear alleyway, is not giving access or permission to build exit door. We have two builders’ quotes and they say that they can make the hole for the exit door but the land on the other side is higher so they need access to do some work there. There has been no reply from Mr Patel to our and Solicitor’s letters. This is now a land dispute.

We have two options:

1. We can start work and see the consequence. Building work will cost about £1,500
2. Take legal route. Because it is a land dispute we have to get a barrister’s advice who will look at all the evidence we collected so far and will advise us if the legal route is worth it or not (but no guarantee of win offered). This advice will cost about £1,500. If we then go to court costs could be about another £15,000 + VAT. If we are successful Mr Patel will be ordered to pay all the court related costs but if we are unsuccessful then we would have to pay these costs - our costs as well as the Mr Patel’s

**Ishwarlal Laxmidas Khatri (ILK)** Acknowledged that the (SKA) Committee have made a lot of enquiries. He himself has made enquiries and spoken to Mahendrabhai and Mr Patel and was advised to speak to the leaseholders. These leaseholders for the shops have been given access rights to the space (to the alleyway) and he advised that we should get their permission and then probably we can go ahead (with our fire exit door). **KRM** said we have spoken to the lease holder Mr Sathy but he refuses to even discuss it. **ILK** said Mr Patel queried how the committee obtained the necessary planning consent and that the council should write to all parties concerned, he disputes that they did. He maintains that the council did not write to them. At the end of the day he said that this will have to be settled by the court and even then we will have to prove that the alleyway belongs to us as well. **KRM** said that because it is a land dispute we will have to prove this. And from our research in the olden days the alleyway was shared by us as well as 2, 4, 6, 8 Sandringham Road to get access to get onto the High Road. **ILK** added that if, for example, someone does illegal construction in the back garden and we don't complain then council can't do anything. **KRM** said this is why we have to seek advice from a Barrister. **ILK** thinks if we want to go ahead with this we will have to take a chance. If we go to court he will get scared. At the moment he thinks we will not do anything.

**KRM** said that either way we will get a reaction. If we start to build the doorway someone may be the lease holder may complain. At the moment we are not getting any communication. Additional complication is that above the shops there are tenants who also need access (to the alleyway).

**MVK** We went to see Mr Patel and he and the lease holder Mr Sathy play us like a tennis match: they blame each other and we are in the middle. Another thing is that when we obtained the planning permission from the council Mr Patel said it is wrong and he will go to the council. It has been a year now and we haven't got a letter from the council telling us our planning permission is denied. If our planning application is illegal and the consultation is not proper why hasn't he complained? **ILK** said he Mr Patel has written to the council but has not received a reply and that we have got permission in the wrong way. **MVK**: He has to prove that to the Brent council.

**KRM** pointed out that on the council's website gives details about a 6 to 8 weeks consultation period. It shows all the address/people the council has written to. Otherwise the council don't give planning permission.

**MVK** if we seek the barrister's opinion, I'm not saying we shouldn't, but I have dealt with a barrister's before and they will say we may have 80% success chance, 20% risk. He will never say 100% answer. That's a fact. We will have to spend £1,500 to get a barrister's view which we think he will say we have 60-70% chance of winning. Then we will have to go to court to prove that opinion, costing us another £15,000. My opinion is that there is no need to spend £15,000 on legal fees for that door. Let's spend that money instead on the door and see what happens. But the Committee does not have the authority to make that decision and without asking you, we are not prepared to take that risk. We are taking a risk for all of us and cost us £3,000: £1,500 to build the door way and then maybe another £1,500 to close it. But it will not have cost us £15,000.

**Praful Natvarlal Narottam (PNN)** Commented that instead of spending time and taking the risk building the doorway why not buy a bigger hall? We have £160,000 in bank account and we can get about £350,000 for this hall. A slightly better hall.

**KRM** replied that we have had a look at few halls and for the money it will not serve our purpose. Even for small halls they are asking for £1million pounds.

**MVK** said we had a look at hall in Southgate in need of repair, with some parking; and they were asking for £1.2million and this is outside of our budget and doesn't make sense.

**KRM** said West Hendon ex-army hall they were asking for over a £1million. Building the doorway is a safety factor. At the moment the hatches and the door at top of the stairs but they don't count that as fire escapes anymore. It is quite imperative that we do have a fire escape on the ground floor. Whether we use it or not is another thing.

**NDV** said that buying a hall was discussed at many meetings before. Then the Committee said no to lottery money saying they did not have time due to paperwork involved. We have unrestricted funds and the value of this property but you say not enough. There is the Darji mandal, Muslim Community, etc they all used lottery finds to get their hall. When we had more money then them before we did not buy (a bigger) hall. Can we not purchase now, what is your opinion?

**KRM** replied that there are many conditions in getting lottery funding and it is not straight forward. The hall would have to be open to all general public. As a Committee we have not looked into it. This is up for debate. At the moment we are talking about the fire door. At the AOB you can bring this up.

**Prakash Thakorlal Jariwala (PrTK)** Looking at the situation at the barrister's cost and the uncertainty, etc I am in agreement with the Committee that if they want to start the work on the fire exit. The risk of about £3,000 is worth taking as the £15,000 barrister cost will not provide guarantee. And the reason I am supporting is that we will not be using this door all the time. No one is going to complain why you built it, why are you using it. It is for a "rainy day". Since 1985 we have not had to use it (a fire exit) or hopefully ever. As long as they don't make us brick it up again I think it is worth going down that route.

**Deepak Pranjivan Khatri (DPK)** Spending £1,500 building the doorway is fine but have you considered the cost of re-sealing that wall? If they drill into the wall it will have to be re-sealed and that's another cost. The ground is higher there and we had damp proofing done. That is why the radiators are on special floor brackets.

**KRM** I have an estimate for £2,000 + VAT for building the door, £1,500 is for the barrister's cost. We did take your previous advice and I did point out to the builders and I hope they have taken that into account.

**DPK** The original guarantee would not be valid (if we drill into the wall). Guarantee was for something like 25 years and the seal was by impregnation.

**Mahendra Jagmohan Gohil (MJG)** When we bought the hall in 1988. I spoke to the original architect from when we bought the hall. He would have come today but he had to go to India. He said that this place was a horse's stable before and that there was a door there in the plans.

**KRM** I looked on the council website but they do not keep such old archive plans.

**MJG** continued: The architect thinks there is no problem in putting our fire exit door and there will be no problem. Mr Patel is giving false threats. The architect also said that the chicken tikka house next door put an extractor fan and Mr Patel complained and they went to court. The chicken guy won and cost Mr Patel £55,000. So he knows and we should go ahead with the doorway.

**KRM** Proposed a show of hands on constructing the fire exit door. It was agreed unanimously.

## **7. Any Other Business**

**DPK** You had previously mentioned that we pay the Hindu Council a yearly fee and that we might be stopping that fee. Does that fee entitle us to an allocation of a Navratri Hall or should we hire out a hall ourselves? And do they have priority over us for a school if we didn't pay the fee and we wanted the same school? Or is it first come first served?

**KRM** replied that lot of other organisations go to the schools and booking directly with them. Previously the Hindu Council used to allocate us the hall. We will have to look into it and find out. The fee we pay is about £200 per annum.

**Pravin Thakorlal Jariwala (PTK)** asked 2 questions. 1) In the last general meeting you had decided that you were going to install smart meters for Gas and Electricity. Has it been done? 2) Incoming telephone we cannot receive. If anybody is trying to contact us they can't do that. So asked for it to be looked into.

**KRM** said that the Electric smart meter was installed last month but Gas smart meter is not available yet. When it is available then we will install it. Everybody has a mobile phone so the hall phone is disconnected.

There was a general discussion on how phone was working for incoming calls until recently so the phone may be faulty. And is it really worth keeping and paying line costs when everybody has mobile phones.

**KRM** noted that almost everyone was in agreement and that the phone should be disconnected.

**Manoj Narandas Khatri (MNK)** We've had this hall for 24 years. Let's forget about spending £2,000 on the fire exit door. Let's buy a bigger hall. Lots of people have aspirations about moving on to better places and they have achieved that. We don't now have space to put Pramuk's photos so we have outgrown this hall.

**MVK** said that this is valid point and he is not saying no. But you have to understand the economics. When we looked at a £1.2million hall we had an offer from someone to make up any shortfall in the finance. But we were £750,000 short. We have 350 families in our community. Can we get that from donations? Get a loan? **MVK** pointed out that he believes that bailiffs have come at least twice regarding the Sattavis Patidar Hall. Our hall may be old but no one has come to "put a lock on the door". But we are still looking. If we find out about a hall we go and see it. If we get just a little bigger hall people will not be satisfied and say "what's the point? Buy a bigger hall". And that's the problem. It's going to cost £1.2million. We will need £750,000, even after donations and selling this hall.

£1.2million hall will have to be run like a business and hire it out "24 hours a day" to make it work. This is what other organisations are doing and **MVK** is not saying no. It is a great idea but everybody has to step up and make the donations and understand that the Mandal is going up "3 steps".

**MNK** asks then when will it be good time to buy a hall?

**MVK** thinks we missed it. The more important question to ask is where will SKA be in 25 years time then have we got a bigger hall or not? People are marrying across samaj so what will be Kshatriya? That is the more serious issue than the size of the hall. If you look at the AGM less and less people come and they are the SAME people. In future who will come? Problem is lack of participation. So to get a new hall project together, the Committee feels it's a big order. I don't think we can do it. Where is the support? People who do not come to Bhajan then to ask them give us £10,000 ???!! If people have other ideas Committee is happy to listen. If we had to take out such a large loan, it would be a loan that we would ALL be taking and it is a big responsibility.

**KRM** gave out Navratri dates as per the last new letter. Reminded that Friday is a social evening and gave the Diwali party date.

AGM concluded at 4.40 pm

The above is a true representation of the proceedings derived from the Notes made at the meeting.

Ratified by .....  
Mukesh Vallabhbhai Khatri – President

Ratified by .....  
Kamlesh Ratilal Motiram – Secretary

Dated .....