

Minutes of the AGM held on 16.11.2025

- Communication by WhatsApp was sent to all MyCiti owners / members on 14th Oct 2025 for AGM on 16th Nov 2025. The venue for AGM would be MyCiti Layout, Bidadi.
- A Poll was also circulated for owners to confirm their participation.
- From the polls and messages very good response was received from owners and it was very encouraging to see the mind set of people who are hoping to realize the full potential of a developed layout.
- As planned, the AGM was conducted on MyCiti site in Bidadi.
- Many owners/representatives of owners (89) attended the meeting and it was considered as one of the meetings that had the largest attendance.
- The following agenda was proposed for the AGM :
 1. Welcome address
 2. Secretary's Address - Review of work done so far
 3. Launch MyCiti Website - Lakshmikantha / Nafees
 4. Treasurer's address and Presentation of Audit Report for FY 2024-25
 5. Review of Membership status and strategies to improve - Lakshmikantha
 6. Review of changes to Bye Laws - YM Shivamurthy
 7. Layout updates
 8. President's Address -
 - Short-term Ideas and Long-term Initiatives
 - BESCOM power connection
 9. CA area improvement plans - Ramesh Ganiga
 10. Proposal – Current Council Members to Continue for one More term
 11. Unveil Layout Board - Ramesh
 - 12 Vote of Thanks
 13. Walk through the layout
 - 14.. Lunch
- After welcome address by Suresh Venkataram, several key individuals spoke about the activities of the past, current thinking, future plans.
- Alexander touched upon the following points
 - safety issues faced by Chandregowda on day to day basis,
 - the need for introducing Electronic MyCiti ID Cards,
 - sought approval from GB for maintaining Maintenance fees of 5,000/- per year per site owner. This was unanimously approved. None against. It will be effective as per Financial Year rather than Calendar year.
 - Khata process support by the Association
- Treasurer Vijaykumar presented the Financial Audit report for FY2024-25 followed by the projected budget for FY2025-26. The general body approved the same unanimously.
 - Auditor is changed to improve operational efficiency (the previous auditor needed many many follow ups leading to delays).

- Amended Byelaws of MCOA was circulated to the General Body before the AGM. The salient Amendments were reviewed at the AGM and all members were in favour of the amendments by show of hands. Anybody against the suggested Amendments was solicited and there was none.
 - Current provision of Rs. 10,000 is far too less considering current economics. So, it will be revised so that Council will take approval from General Body for any Capital expenditure over Rs 250,000/- per transaction. General Body approved this proposal unanimously by show of hands. No show of hands against the motion.
 - Clause for Transfer Fee has been modified based on the plot size: Rs 10,000/- for plots upto 1200 sft; Rs 15,000/- for plots from 1200 sq ft and up to 3000 sq ft; Rs 20,000/- for plots above 3000 sq.ft. This will become effective from 1.1.2027.
 - Byelaws will now be tabled for final Approval by the General Body in a Google Meet very soon. All participants agreed to this concept.
- IT team of Ganesh Chander, Lakshmi Kantha, Nafees developed the website and it was launched in the meeting. They explained the important features of the Website and all the information that will be available for members.
- President Mr. Gopal addressed the gathering.
 - Appreciated the contribution by previous committees, current committees
 - Presented Vision for the future – Container houses as a concept, solar power for the layout,
 - Create facilities for corporate groups to conduct their meetings, simultaneously use playgrounds etc.
 - Many members felt these ideas are worth exploring, but we have to tread with caution.
- All owners/representatives present in the meeting and many messages from members through Whatsapp that development of the layout is important to realize full potential and bring any site to a "sellable" condition.
- A Map was unveiled by Ramesh Ganiga and former President Mr. Jagadish (who graced the occasion and spoke a few words). Map details the Untraceable Owners and Non-Members as of date.
- Mr. Badarisha Prasad gave an overview of unreleased site matters
- The current Council sought continuation in office for another term. This was unanimously approved by the General Body, except for one member who wanted more time to vote on this.
- Question and Answers session was conducted
 - Some members proposed that builders can be approached to build apartments
 - Some members may want to build their own homes with solar power
 - An old issue of portions of CA area that was encroached, should we do anything about it
 - A member suggested that Prompt payers should be rewarded and defaulters should be penalized by way of penalty, typical in other associations is 18% late payment fee.
- Mr. Nagaraj GS presented the Vote of Thanks
- Meeting ended with lunch and a walk through the layout by individuals.