



Board of Directors

Waverly Park Homeowners Association
P. O. Box 26
Lebanon, GA 30146

waverlypark.net

WAVERLY PARK HOMEOWNERS ASSOCIATION ANNUAL MEETING

Saturday, April 30th, 2016

The meeting opened at 4:30 PM at the Waverly Park pool with thirteen (13) homeowners in attendance, plus 2 homeowners by proxy.

Directors

Kevin Reed
President

William Walters
Vice President

John Kreeger
Treasurer

Sandra Lopitz
Director

Hamp Reid
Director

Officers

Sarah Reed
Secretary

- Ice Breakers – Introduction of all homeowners in attendance, where they live and how long they have lived in Waverly Park.
- Statement of affairs by Nancy Horne.
- John Kreeger provided the annual financial statement. (A copy of which is available to homeowners upon request)
 - Financially we meet our monthly necessities (with the majority of the expenses not beginning to occur until the time of the pool opening) with extra by the end of the year. This helps keep a “stash” for emergency needs. We currently have enough funds to repair the roof of the pool house, and also the pool bottom (although we have been informed that the pool bottom has another year before needing replaced).
 - Liens will be filed this week, for the homes of the 5 homeowners that remain delinquent on their annual dues.
 - There was further discussion about how we can go about getting homeowners to pay all unpaid dues without foreclosing on their homes.
 - Look into whether small claims court would be beneficial, at least for the one home that is several years behind on dues.
 - Bump up penalty fee
- The vandalism to the playground was brought up, as well as a concern for non-resident cars being at the parking lot.
 - The graffiti should be taken care of soon, Jason Maurath has ordered a product for us to use on it.
 - Discussed adding signs at the driveway entrance stating playground for WP residents only. (Since meeting, sign has been added, also stating times the playground and pool open-close times.
 - Also discussed that we need neighbors to make more of a presence in the area (driving up to the parking lot before you head home), to perhaps discourage outside neighbors from visiting our playground as well as to try to keep non-resident vehicles from making our parking lot their visiting/selling grounds.

- All committees will remain as previous years. No change in committee chairs.
 - Only item discussed was that we need to update the Neighborhood Watch Block Captains.

- Voting on Article IV Section 1 begins. Currently the board can be 3 to 5 members, but in past meetings it was brought up that we should increase board to 3 to 7 in order to make room for more members to join without having them take a specific position.
 - Households in favor – 4
 - Household against – 10
 - Abstention – 1
 - Vote was accepted to keep Board of Directors to 3-5 members

- AT THIS TIME THE CURRENT BOARD IS DISSOLVED

- Nominations for new board members are as follows
 - Kevin Reed - accepted
 - John Kreeger - accepted
 - Sandra Lopitz - accepted
 - Hamp Reid - accepted
 - Nancy Horne - declined
 - Cindy Thomas - declined
 - Justin Green - declined
 - William Walters – accepted via previous conversation (not in attendance)
 - Motion was made to accept the 5 nominations and everyone was in favor.

Thank you to the past and current Board Members!

Motion made to adjourn meeting. 5:40PM

5:45PM - Meeting for Board Members to elect Officers

- Kevin Reed – President
- William Walters – Vice President
- John Kreeger – Treasurer
- Sandra Lopitz – Director
- Hamp Reid – Director
 - Board appointed Sarah Reed for Secretary, Officer only.

- Before closing the meeting, unpaid assessments were discussed again.
 - We will look into small claims court
 - Clearly list the penalties for unpaid dues on the Facebook page and WP Press
- Board also voted to create an e-mail for all members to have access to receive and send from one generic address. Currently being tested.

Board meeting adjourned 6:10PM