



Board of Directors

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

waverlypark.net

WPHA BOARD OF DIRECTORS MEETINGS & ACTIONS

January 2017

Actions In Lieu of Formal Meetings

1. December 29: Approved (5-0-0) December 8th board meeting minutes.
2. January 10: Approved (5-0-0) Board approved an increase to the 2017 Annual Assessments to total \$250.

January Regular Monthly Meeting

Wednesday, Jan 18th, 2017

The meeting convened at 7:05 PM at the Reed residence.

Present:

Directors: John Kreeger, Sandra Lopitz, Kevin Reed, Hamp Reid, William Walters

Secretary: Sarah Reed

Others: Nick Lopitz, Neighborhood Watch

1. Review of matters from previous minutes.

- a. Update lawn care contract for Jon Hilton. BOD approved quote.
- b. Speak with Jon about pricing for new landscape timbers and wood chips for the playground and around the perimeter of the pool.
- c. Researching estimates for a termite service. Goal is to review (3) estimates. So far we have one from Daniel & Lawson for \$688 for the initial fee, with \$300 as a yearly renewal fee. We just need to clarify that once cleared of termites; the amount quoted includes the annual bond, to cover us each year with the annual renewal. Need to get in touch with the Baxley residence for a second quote.
- d. Continued discussions on collecting unpaid assessments. Hamp will get cost estimate for turning collections over to a lawyer. Discussed looking into a secondary mailing address for one of the delinquent assessments.
- e. William has been reconciling the pool card list and will issue a new card for the latest new homeowner.
- f. Hamp is looking into internet access for up at the pool. We need to find out the minimum speed needed for uploading, most likely DSL is out.
- g. Nick and Kevin will go up to make some adjustments over the next

Directors

Kevin Reed
President

William Walters
Vice President

John Kreeger
Treasurer

Sandra Lopitz
Director

Hamp Reid
Director

Officers

Sarah Reed
Secretary

few weeks to the pole light.

- h. Sarah has been in contact with Bates Sanitation about putting account on hold for the off season (pool closed). We will need to contact them in the spring to restart their services. Per conversation with Pat at Bates, they do not have enough participation from Waverly Park Homeowners in order to give us free services as initially discussed. Will revisit the accounts before restarting services to see if additional homes have been added.

2. Reports

- a. Treasurer's Report
 - i. Review Budget/Expenses (2016/2017)
- b. Committee Reports
 - i. Architectural Committee – Nothing to report
 - ii. Social Committee – Nothing to report
 - iii. Sunshine Committee – Nothing to report
 - iv. Neighborhood Watch –
 - 1. There was nothing to report in regards to the loud noise heard the evening of Dec. 28. The video showed a couple sitting at the picnic table but otherwise nothing to explain what could have made the “gunshot/firework” noise. Whatever the noise, it did not occur up at the pool.
 - 2. The security cameras were rebooted this month to ensure operation.

3. New Business

- a. Approved (5-0-0) Resolution 2017-01, adopting the 2017 budget.
- b. The Bi Laws need to be changed to update a few processes that are out of date. Will be discussing further between emails and the next meeting, in order to have terminology correct for the Annual Meeting as it will need to be written in the notice.
 - i. Planning Calendar/Process for Paying Checks
- c. WP Annual Meeting has been tentatively set for April 26th at the pool. Sarah and Hamp will review what needs to be listed on the meeting notice in order to try to update the By Laws.

Board meeting adjourned 8:40PM

Respectfully submitted by Sarah Reed, Secretary