



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, 2017

The meeting opened at 3:15 PM at the Waverly Park pool with seventeen (17) homeowners in attendance, plus 6 homeowners by proxy.

Directors

Kevin Reed
President

William Walters
Vice President

John Kreeger
Treasurer

Hamp Reid
Secretary

Sandra Lopitz
Director

Officers

Sarah Reed

- **Ice Breakers** – Introduction of all homeowners in attendance, where they live and how long they have lived in Waverly Park.
- **Voting** on By-Laws Amendments to Article VIII Sections 8a & 8d begins. Currently verbiage for 8a states that the President is required to physically sign all checks and the amendment is to update the verbiage to allow the President to delegate signature authority to another Director. Current verbiage for 8d states that the Treasurer is required to sign all checks and the amendment is to update that verbiage to state; “shall pay all routine expenses” not physically requiring a signature.

- Households in favor - 21, yes on both
- Household against - 1, no on both
- Abstention – 1

Vote was accepted to change the verbiage of both Sections 8a and 8d.

- **Statement of affairs** by Kevin Reed.
- **Treasurer’s Report** - 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), mostly going to the cost of pool and common area upkeep.
 - Liens will be filed over the next couple weeks, for the homes of the 9 homeowners that remain delinquent on their annual dues.

Open Floor for comments & motions

- A homeowner mentioned that he noticed in the prior months meeting notes that we may have to put in an emergency fire exit. This topic was initially brought up when we had a visit with the pool guy to start discussing the resurfacing of the pool. Apparently he had heard that some inspections were looking at the emergency exits. We will revisit this issue if it comes up at the time of the pool inspection.

- Charles Woodward asked if there was one homeowner in particular that calls/reports on all potholes within the neighborhood. He has specifically called a one on Oxford several times over the past several years and it gets fixed a little but with time it ends

up back to being a pothole. They see other potholes within the neighborhood, so that is why they asked. It seems to be on an individual basis, for any type of reports made to the county.

- Steve Dillion inquired about the termite inspection that we had completed. The Board advised that company would be out to complete service on Monday, May 15th and that the pool would most likely be closed for a couple days, if pool was opened by then
- Glenn Tragesser suggested that the neighborhood start a “musical homes” get together night. Appetizers at one house, main meal at another, drinks and/or dessert at another, getting neighbors together in different atmosphere each time/place.
- Cindi Spitzer inquired whether or not the HOA has a set percentage of homes allowed to be renters within the neighborhood. We currently do not, but can look into the possibility of creating one. Cindi offered her assistance with the project if we are to move forward with it.
- Vic Johnson brought up the fact that the neighborhood has several garbage companies that come through. This topic had been brought up before at previous meetings, but the idea of trying to downsize the companies that get used had not been received well by all homeowners. It will require members (possibly a new committee) to go door to door to explain benefits of using one company.
- Mike Reno, a newer homeowner, inquired about the situation that we had in the winter with “The Big Slick” freezing up. The Board explained that as an HOA we can’t purchase ice melt, especially for that area because it is not part of the technical neighborhood, even though we all have to travel through it. The HOA could be held liable if we were to claim the issue to be taken care of, but then someone still gets into an accident.

Nomination and Election of Directors

- By-laws provide for 3-5 Directors. A motion is made by Sandra Lopitz to have 5 Directors on the Board. William Walters seconds the motion and all homeowners are in favor.
- AT THIS TIME THE CURRENT BOARD IS DISSOLVED
- Nominations for new board members are as follows
 - Kevin Reed – accepted
 - William Walters – accepted
 - Sandra Lopitz – accepted
 - John Kreeger – accepted
 - Hamp Reid – accepted
- Motion was made to accept the 5 nominations and everyone was in favor.
- All committees will remain as previous years. No change in committee chairs.

Thank you to the past and current Board Members!

Motion made to adjourn meeting. 4:15PM

Approved (5-0-0) at 6/7/2017 BOD meeting.