



Board of Directors

wpha.bod@gmail.com

Waverly Park Homeowners Association

P. O. Box 26

Lebanon, GA 30146

waverlypark.net

Board of Directors Actions
June 8, 2017 to July 12, 2017

Consents In Lieu of Formal Meeting

1. June 18, 2017: Approved (5-0-0) \$240 to All Access for new pool gate shock/pump assembly.
2. June 19, 2017: Approved (5-0-0) Board of Directors Actions, May 11, 2017 to June 7, 2017.
3. June 20, 2017: Suspended (5-0-0) homeowner's pool use privileges for 30 days; resident allowed underage, unaccompanied children to use pool key card.
4. June 20, 2017: Suspended (5-0-0) homeowner's pool use privileges for 30 days; owner allowed after hours use of pool key card.

Regular Monthly Meeting July 12, 2017

Meeting at WP Pool

Called to order: 6:32 p.m.

Present:

- Directors: John Kreeger, Sandra Lopitz, Kevin Reed, Hamp Reid, William Walters
- Others: Nick Lopitz, Neighborhood Watch; Sarah Reed, Sunshine Committee (in part).

1. Discussed pool gate hard keys.
2. Discussed mailing negative-type correspondence by email and USPS.
3. Discussed power washing pool house.
4. Discussed limiting rental properties. Would require amending covenants and using lawyer. Will revisit in the future.
5. Received Treasurer's Report including bank statement, unpaid assessments. See Enclosure (1).
6. Discussed adding additional fees on unpaid assessments. Is there a maximum allowed?
7. Agreed to send demand letter to non-resident owner who sold property without the required HOA letter.
8. Discussed security camera tie to pool gate and other options to optimize security.
9. Appointed (5-0-0) Sarah Reed Social Committee Chair.
10. Discussed evaluating light and motion sensor switches at pool.

Meeting adjourned: 7:46 p.m.

Submitted: Hamp Reid, Secretary

Approved (5-0-0) at August 8, 2017 Board Meeting.

Directors

Kevin Reed
President

William Walters
Vice President

Hamp Reid
Secretary

John Kreeger
Treasurer

Sandra Lopitz
Director

Treasurer's Report**2017****Opening Bank Balance****11,604.63**

INCOME	Current Budget	Year to Date	Variance
Assessments	\$ 22,500.00	\$ 22,800.00	\$ 300.00
Interest	\$ -	\$ 3.45	\$ 3.45
Closing Fees	\$ -	\$ 100.00	\$ 100.00
Lien fees	\$ -	\$ 62.00	\$ 62.00
Pool Key Fees	\$ -	\$ -	\$ -
Social Cttee Reimb	\$ -	\$ -	\$ -
A/C Fines	\$ -	\$ 675.00	\$ 675.00
Misc Income	\$ -	\$ 212.00	\$ 212.00
Total Income	\$ 22,500.00	23,852.45	\$ 1,352.45

EXPENDITURE	Budget	Year to Date	Balance
Corp Renewal	\$ 60.00	\$ 55.00	\$ 5.00
Postage	\$ 100.00	\$ 96.00	\$ 4.00
Insurance	\$ 1,657.00	\$ 1,583.00	\$ 74.00
Office Supplies	\$ 65.00	\$ -	\$ 65.00
Janitorial	\$ 675.00	\$ 40.22	\$ 634.78
Prop Taxes	\$ 52.00	\$ -	\$ 52.00
Lien Filing Fees	\$ 25.00	\$ 30.00	\$ (5.00)
Health Department	\$ 200.00	\$ 200.00	\$ -
Pool	\$ 4,500.00	\$ 17,213.67	\$ (12,713.67)
Common Area	\$ 3,000.00	\$ 1,005.00	\$ 1,995.00
Sunshine Cttee	\$ 200.00	\$ 33.82	\$ 166.18
Social Cttee	\$ 1,200.00	\$ 25.50	\$ 1,174.50
Website Fees	\$ 125.00	\$ 124.04	\$ 0.96
Pool Trash	\$ 324.00	\$ 127.60	\$ 196.40
Legal Fees	\$ 500.00	\$ -	\$ 500.00
Electricity	\$ 1,800.00	\$ 844.72	\$ 955.28
Telephone	\$ 580.00	\$ 431.13	\$ 148.87
Water	\$ 840.00	\$ 295.90	\$ 544.10
Total Expenditure	\$ 15,903.00	\$ 22,105.60	\$ (6,202.60)

Net	\$ 6,597.00	1,746.85	\$ (4,850.15)
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Bank Balance at:
July 12, 2017

13,351.48