



Board of Directors

wpha.bod@gmail.com

Waverly Park Homeowners Association

P. O. Box 26

Lebanon, GA 30146

waverlypark.net

Board of Directors Actions
July 13, 2017 to August 8, 2017

Consents In Lieu of Formal Meeting

None.

Regular Monthly Meeting August 8, 2017

Meeting at WP Pool

Called to order: 6:34 p.m.

Present:

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

1. Approved (5-0-0) Board actions for period ending July 12, 2017.
2. Distributed pool gate hard keys to Board, Neighborhood Watch for use in case of key card system failure.
3. Discussed To-Do List
4. Discussed linking key card system to cameras and other improvements.
5. Discussed internet access for pool security cameras and key card system. Agreed to defer due to costs.
6. Approved (5-0-0) \$65 for purchase of switch timers for pool restrooms lights and fans.
7. Approved (5-0-0) accepting restroom supplies donations from resident Jason Maurath. Thank you!
8. Received Treasurer's Report. See page 3.
 - a. Five unpaid assessments remain.
 - b. Agreed to send registered letter to owners with unpaid assessments.
 - c. Agree to send second demand letter to 700 Habersham non-resident owner's closing attorney who failed to get required closing letter and pay fee.
9. Received Architectural Committee (AC) report.
 - a. Reported four recent actions.
 - b. Noted that [AC actions are available here](#).
10. Received Social Committee report.
 - a. Movie and swim night planned.
 - b. New Santa service under consideration.

Directors

Kevin Reed
President

William Walters
Vice President

Hamp Reid
Secretary

John Kreeger
Treasurer

Sandra Lopitz
Director

11. Received Neighborhood Watch (NW) report.
 - a. Discussed four trespassers in four vehicles found in parking lot and on walking trail on August 7.
 - b. Authorized (5-0-0) NW to report the four vehicles to Cherokee Sheriff as potential trespassers.
 - c. Discussed August 5 potential speeding incident on Ashley Trail and noted that a picture of a like vehicle was captured at that time on the pool tag camera.
 - d. Authorized (5-0-0) NW to provide reporting resident with a tag screen shot.

Meeting adjourned: 7:54 p.m.

Submitted: Hamp Reid, Secretary

Approved (5-0-0) August 14, 2017 by email.

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	\$	-	\$	725.00	\$ 725.00
Misc Income	\$	-	\$	242.00	\$ 242.00
Total Income	\$	22,500.00	\$	23,932.45	\$ 1,432.45

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	\$	54.00	\$ 11.00
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	\$	17,752.96	\$ (13,252.96)
Common Area	\$	3,000.00	\$	1,230.00	\$ 1,770.00
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	\$	1,131.49	\$ 668.51
Telephone	\$	580.00	\$	503.73	\$ 76.27
Water	\$	840.00	\$	390.40	\$ 449.60
Total Expenditure	\$	15,903.00	\$	23,377.76	\$ (7,474.76)

Net	\$	6,597.00	\$	554.69	\$ (6,042.31)
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Bank Balance at:

12,159.32**August 7, 2017**