



Board of Directors

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Waverly Park Homeowners Association

P. O. Box 26

Lebanon, GA 30146

waverlypark.net

Board of Directors Actions
September 14, 2017 to October 9, 2017

Consents In Lieu of Formal Meeting

1. September 25, 2017: Approved (5-0-0) Email text denying pool house use by homeowner after pool season.
2. October 3, 2017: Approved (5-0-0) actions for three late September incidents on the Common Area; refer one (residents involved) to parents, refer two (non-residents involved) to CCSO.

Directors

Kevin Reed
President

William Walters
Vice President

Hamp Reid
Secretary

John Kreeger
Treasurer

Sandra Lopitz
Director

Regular Monthly Meeting October 9, 2017

Meeting at WP Pool, 6:30 pm

Called to order: 6:31 p.m.

Present:

- Directors: John Kreeger, Sandra Lopitz, Kevin Reed, Hamp Reid, William Walters
- Committees: Nick Lopitz, Neighborhood Watch
- Others: None.

1. Approved (5-0-0) Board Actions for period ending September 13, 2017.
2. Reviewed To-Do List:
 - a. Unpaid assessments: Agreed (5-0-0) to send final notices via Registered Mail to 4 remaining unpaids.
 - b. Agreed to disconnect pool phone during closed season since phone company no longer allows vacation mode at reduced costs. Check with Windstream for any complications.
 - c. Discussed security camera video and CCSO call for August 26 incident involving multiple after-hours trespassers.
 - d. Discussed September 23 incident involving two underaged residents' pool entry.
3. CCSO Deputy Foraker, on patrol, stopped by meeting. Discussed recent security and vandalism issues. He was familiar with some of the people caught on video.
4. Discussed policy for pool rules violations enforcement.
5. Approved (5-0-0) one-month (June 2018) suspensions of pool privileges for three homeowners for pool violations as discussed above.
6. Treasurer's Report. Added post-meeting. See page 3.
7. Committee Reports:
 - a. Architectural: [AC Actions available on WP website.](#)
 - b. Social: Fall Festival and Santa Visit in the works.
 - c. Sunshine: None
 - d. Pool: None
 - e. Neighborhood Watch: As discussed above.

8. Discussed recent Common Area incidents publicity and release of security camera photos.
9. Discussed pool key card issues.

Meeting adjourned: 8:14 p.m.

Submitted: Hamp Reid, Secretary

Approved (5-0-0) October 30, 2017 by email.

Treasurer's Report

2017**Opening Bank Balance****11,604.63**

INCOME	Current Budget	Year to Date	Variance
Assessments	\$ 22,500.00	\$ 23,050.00	\$ 550.00
Interest	\$ -	\$ 19.45	\$ 19.45
Closing Fees	\$ -	\$ 100.00	\$ 100.00
Lien fees	\$ -	\$ 74.00	\$ 74.00
Pool Key Fees	\$ -	\$ -	\$ -
Social Cttee Reimb	\$ -	\$ -	\$ -
A/C Fines	\$ -	\$ 725.00	\$ 725.00
Misc Income	\$ -	\$ 242.00	\$ 242.00
Total Income	\$ 22,500.00	24,210.45	\$ 1,710.45

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	\$ 400.22	\$ 274.78
Prop Taxes	\$ 52.00	\$ 48.41	\$ 3.59
Lien Filing Fees	\$ 25.00	\$ 30.00	\$ (5.00)
Health Department	\$ 200.00	\$ 200.00	\$ -
Pool	\$ 4,500.00	\$ 18,887.37	\$ (14,387.37)
Common Area	\$ 3,000.00	\$ 1,680.00	\$ 1,320.00
Sunshine Cttee	\$ 200.00	\$ 78.00	\$ 122.00
Social Cttee	\$ 1,200.00	\$ 25.50	\$ 1,174.50
Website Fees	\$ 125.00	\$ 124.04	\$ 0.96
Pool Trash	\$ 324.00	\$ 175.60	\$ 148.40
Legal Fees	\$ 500.00	\$ -	\$ 500.00
Electricity	\$ 1,800.00	\$ 1,692.44	\$ 107.56
Telephone	\$ 580.00	\$ 648.93	\$ (68.93)
Water	\$ 840.00	\$ 610.90	\$ 229.10
Total Expenditure	\$ 15,903.00	\$ 26,389.41	\$ (10,486.41)

Net	\$ 6,597.00	-2,178.96	\$ (8,775.96)
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Bank Balance at:

9,425.67**October 11, 2017**