



Board of Directors

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Waverly Park Homeowners Association

P. O. Box 26

Lebanon, GA 30146

waverlypark.net

Board of Directors Actions
October 10, 2017 to November 14, 2017

Consents In Lieu of Formal Meeting

1. October 30, 2017: Approved (5-0-0) Board Actions for period ending October 9, 2017.

Regular Monthly Meeting November 14, 2017

Directors

Kevin Reed
President

William Walters
Vice President

Hamp Reid
Secretary

John Kreeger
Treasurer

Sandra Lopitz
Director

Meeting at Reeds', 6:30 pm

Called to order: 6:35 p.m.

Present:

- Directors: Sandra Lopitz, Kevin Reed, Hamp Reid, William Walters
 - Committees: Sarah Reed; Social, Sunshine Committees
 - Others: None.
1. Noted BOD Actions for period ending October 9, 2017, were approved via email on October 30, 2017.
 2. Reviewed To Do List:
 - a. Discussed unpaid assessments options after certified final notice letters returned unclaimed.
 - b. Discussed pool phone disconnect.
 - c. Agreed to send formal notices of pool privileges suspensions to three homeowners previously notified verbally.
 - d. Discussed installation of expanded metal sheets on pool fence near gate.
 - e. Discussed pool key card system time sets and entrance restrictions after hours.
 3. Discussed pool security cameras warranty.
 4. Discussed budget items and annual assessments.
 - a. Agreed the BOD needs to see more detailed budget reports than those published to the membership.
 - b. Approved (4-0-1) 2018 Annual Assessment of \$250. Noted that this is the same assessment as 2017.
 - c. Agreed to send a letter to all homeowners by December 1 notifying them of the 2018 assessment amount as required by the By-Laws.
 - i. Agreed that sending the 2018 Assessment Invoices to meet the By-Laws notification requirement would likely result in more homeowners missing the payment due date.
 - ii. Agreed that the By-Laws should be amended to ease the notification requirement to newsletter, website and Facebook group publication.
 5. Treasurer's Report. See page 3.

6. Committee Reports:
 - a. Architectural: [Actions available here.](#)
 - b. Social:
 - i. Discussed neighborhood get together.
 - ii. Discussed Mom's group.
 - iii. Discussed Santa's visit on December 2.
 - iv. Discussed Christmas Lights Contest:
 1. Approved (4-0-1) Contest prizes:
 - a. 1st - \$75
 - b. 2nd - \$50
 - c. 3rd - \$25
 2. Agreed that residents should vote for the winners; ballot pick up at hot chocolate tent, details to be worked out.
7. Noted the BOD's new Waverly Park Homeowners Facebook Group presence (Waverly Park Board) and agreed that all BOD posts would be approved by the BOD.
8. Agreed that an amended 2017 budget was needed to cover the remainder of 2017.

Meeting adjourned: 8:23 p.m.

Submitted: Hamp Reid, Secretary

Approved (3-0-2) at December 13, 2017 BOD meeting.

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	\$ -	\$ 150.00	\$ 150.00
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	24,260.45	\$ 1,760.45

EXPENDITURE	Budget	Year to Date	Balance
Corp Renewal	\$ 60.00	\$ 55.00	\$ 5.00
Postage	\$ 100.00	\$ 117.16	\$ (17.16)
Insurance	\$ 1,657.00	\$ 1,583.00	\$ 74.00
Office Supplies	\$ 65.00	\$ 54.00	\$ 11.00
Janitorial	\$ 675.00	\$ 610.22	\$ 64.78
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	\$ 19,888.67	\$ (15,388.67)
Common Area	\$ 3,000.00	\$ 1,905.00	\$ 1,095.00
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	\$ 1,952.04	\$ (152.04)
Telephone	\$ 580.00	\$ 721.53	\$ (141.53)
Water	\$ 840.00	\$ 686.50	\$ 153.50
Total Expenditure	\$ 15,903.00	\$ 28,254.67	\$ (12,351.67)

Net	\$ 6,597.00	-3,994.22	\$ (10,591.22)
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Bank Balance at:

7,610.41**November 13, 2017**