



Board of Directors

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Waverly Park Homeowners Association

P. O. Box 26

Lebanon, GA 30146

[waverlypark.net](http://waverlypark.net)

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Board of Directors Actions  
November 15, 2017 to December 13, 2017

**Consents In Lieu of Formal Meeting**

- November 18, 2017: Approved (5-0-0) BOD Resolution 2017-03 Amended 2017 Budget

**Regular Monthly Meeting December 13, 2017**

*Directors*

Kevin Reed  
*President*

William Walters  
*Vice President*

Hamp Reid  
*Secretary*

John Kreeger  
*Treasurer*

Sandra Lopitz  
*Director*

Meeting at Reeds'

Called to order: 6:35 pm

Present at meeting:

- Directors: Sandra Lopitz, Kevin Reed, Hamp Reid
- Others: Nick Lopitz, Neighborhood Watch; Sarah Reed, Social & Sunshine.

1. Approved (3-0-2) Board of Directors Actions for period ending November 14, 2017.
2. Discussed formal Notices of Suspension of Pool Privileges for the month of June, 2018, to three homeowners for rules violations during the closing days of the 2017 pool season. Violations were discussed with the homeowners at the time of violation. Secretary to draft Notices for President's signature.
3. Review To-Do List:
  - a. Discussed Windstream bill for pool phone after service discontinued.
  - b. Noted no change to unpaid assessments.
  - c. Discussed adding steel mesh to portions of pool fence.
  - d. Discussed documents retention. Agreed that digital files going forward would be acceptable, but no need to scan past files.
  - e. Discussed how WPHA pays its bills.
  - f. Discussed the legality of hunting in the neighborhood. Appears that hunting is not a permitted use in a residentially zoned subdivision and as such would also violate WP CCRs. Will seek confirmation from the county on zoning status.
  - g. Discussed pool trash collection. Continuing to receive bills from Santek.
4. Reports
  - a. Treasurer's Report. See page 3.

b. Committee Reports:

- i. Architectural: [Available on the website.](#)
  - ii. Social: Discussed Christmas Lights Contest voting, hours.
    - 1. BOD approved (3-0-2) \$25 raffle for voter participation.
  - iii. Sunshine: Two deliveries to new residents.
  - iv. Pool: None
  - v. Neighborhood Watch: None
5. Meeting adjourned: 7:57 p.m.

Submitted: Hamp Reid, Secretary

Approved (4-0-1) at January 10, 2018, BOD meeting.

## Treasurer's Report

<b>2017</b>				
<b>Opening Bank Balance</b>				<b>11,604.63</b>
<b>INCOME</b>	<b>Original Budget</b>	<b>Amended Budget</b>	<b>Year to Date</b>	<b>Variance</b>
Assessments	\$ 22,500.00	\$ 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
<b>Total Income</b>	<b>\$ 22,500.00</b>	<b>\$ 22,500.00</b>	<b>24,260.45</b>	<b>\$ 1,760.45</b>
<b>EXPENDITURE</b>	<b>Original Budget</b>	<b>Amended Budget</b>	<b>Year to Date</b>	<b>Balance</b>
Corp Renewal	\$ 60.00	\$ 60.00	\$ 55.00	\$ 5.00
Postage	\$ 100.00	\$ 118.00	\$ 166.16	\$ (48.16)
Insurance	\$ 1,657.00	\$ 1,657.00	\$ 1,583.00	\$ 74.00
Office Supplies	\$ 65.00	\$ 65.00	\$ 70.03	\$ (5.03)
Janitorial	\$ 675.00	\$ 675.00	\$ 610.22	\$ 64.78
Prop Taxes	\$ 52.00	\$ 52.00	\$ 48.41	\$ 3.59
Lien Filing Fees	\$ 25.00	\$ 60.00	\$ 69.00	\$ (9.00)
Health Department	\$ 200.00	\$ 200.00	\$ 200.00	\$ -
Pool	\$ 4,500.00	\$ 20,000.00	\$ 20,213.75	\$ (213.75)
Common Area	\$ 3,000.00	\$ 3,000.00	\$ 2,130.00	\$ 870.00
Sunshine Cttee	\$ 200.00	\$ 200.00	\$ 78.00	\$ 122.00
Social Cttee	\$ 1,200.00	\$ 1,200.00	\$ 325.50	\$ 874.50
Website Fees	\$ 125.00	\$ 125.00	\$ 124.04	\$ 0.96
Pool Trash	\$ 324.00	\$ 324.00	\$ 175.60	\$ 148.40
Legal Fees	\$ 500.00	\$ 500.00	\$ -	\$ 500.00
Electricity	\$ 1,800.00	\$ 2,000.00	\$ 2,217.24	\$ (217.24)
Telephone	\$ 580.00	\$ 865.00	\$ 794.29	\$ 70.71
Water	\$ 840.00	\$ 840.00	\$ 699.00	\$ 141.00
<b>Total Expenditure</b>	<b>\$ 15,903.00</b>	<b>\$ 31,941.00</b>	<b>\$ 29,559.24</b>	<b>\$ 2,381.76</b>
<b>Net</b>	<b>\$ 6,597.00</b>	<b>\$ (9,441.00)</b>	<b>-5,298.79</b>	<b>\$ 4,142.21</b>
<b>Bank Balance at:</b>			<b>6,305.84</b>	
<b>December 13, 2017</b>				