



Board of Directors

wpha.bod@gmail.com

Waverly Park Homeowners Association

P. O. Box 26

Lebanon, GA 30146

waverlypark.net

Board of Directors Actions
February 16 to March 7, 2018

Consents In Lieu of Formal Meeting

- None.

Regular Monthly Meeting March 7, 2018

Meeting at WP pool.

Called to order: 6:32 p.m.

Present at meeting:

- Directors: John Kreeger, Sandra Lopitz, Kevin Reed, Hamp Reid, William Walters
- Others: Nick Lopitz, Neighborhood Watch

1. Approved (5-0-0) BOD Actions for period ending February 15, 2017.
2. Reviewed To Do List:
 - a. Discussed pool fence expanded metal.
 - b. Discussed pool key card service check.
 - c. Received an opinion from county zoning about hunting prohibitions in residentially zoned areas.
 - d. Reviewed pool rules enforcement and privileges suspension procedures. Agreed that policy is good, past suspensions were appropriate and no changes are needed.
 - e. Continued to discuss the initiation fee for new homeowners. No amount set. More realtor input needed.
 - f. Discussed Santek Trash's continued billing for services never received. Kevin will draft cease letter.
 - g. Discussed opening pool earlier than in previous years. North Metro to be contacted for feasibility and additional costs. Also new sign requirement.
 - h. Agreed to offer membership a By-Laws amendment that would replace the current written notice requirement by December 1 of next year's assessment with the same timely publication of the amount by email newsletter, Facebook group and waverlypark.net posts. Costs savings by eliminating a mailing. Homeowners will still receive a written invoice yearly in mid-January.
 - i. Discussed monthly increase in landscaping maintenance to \$250.
 - j. Discussed pool house cleaning.
 - k. Discussed playground inspection and insurance.
 - l. Discussed contact with lawyer about delinquent assessments collections. BOD to approve each step in the collection process up to small claims court.
 - m. Noted 75 assessments paid to date. \$25 late fee added to unpaids. Agreed to send reminder letters.

Directors

Kevin Reed
President

William Walters
Vice President

Hamp Reid
Secretary

John Kreeger
Treasurer

Sandra Lopitz
Director

3. Reports:
 - a. Treasurer's Report. See page 3.
 - b. Committee Reports
 - i. Architectural: [Actions available on the website.](#)
 - ii. Social: None.
 - iii. Sunshine: None.
 - iv. Pool: None.
 - v. Neighborhood Watch. None
4. Meeting adjourned: 7:33 p.m.

Submitted: Hamp Reid, Secretary

Approved (5-0-0) by email on April 11, 2018.

Treasurer's Report

2017			
Opening Bank Balance	6,040.31		
INCOME	Original Budget	Year to Date	Variance
Assessments	\$ 22,500.00	\$ 18,750.00	\$ (3,750.00)
Interest	\$ -	\$ -	\$ -
Closing Fees	\$ -	\$ 100.00	\$ 100.00
Lien fees	\$ -	\$ -	\$ -
Total Income	\$ 22,500.00	18,850.00	\$ (3,650.00)
EXPENDITURE	Original Budget	Year to Date	Balance
Corp Renewal	\$ 55.00	\$ 30.00	\$ 25.00
Postage	\$ 147.00	\$ 49.00	\$ 98.00
Insurance	\$ 1,583.00	\$ -	\$ 1,583.00
Office Supplies	\$ 65.00	\$ 92.13	\$ (27.13)
Janitorial	\$ 650.00	\$ -	\$ 650.00
Prop Taxes	\$ 50.00	\$ -	\$ 50.00
Lien Filing Fees	\$ 60.00	\$ -	\$ 60.00
Health Department	\$ 200.00	\$ 200.00	\$ -
Pool	\$ 7,000.00	\$ 642.54	\$ 6,357.46
Common Area	\$ 2,500.00	\$ 450.00	\$ 2,050.00
Sunshine Cttee	\$ 200.00	\$ 32.00	\$ 168.00
Social Cttee	\$ 1,200.00	\$ 106.94	\$ 1,093.06
Website Fees	\$ 125.00	\$ -	\$ 125.00
Pool Trash	\$ 96.00	\$ -	\$ 96.00
Legal Fees	\$ 500.00	\$ -	\$ 500.00
Electricity	\$ 2,000.00	\$ 256.03	\$ 1,743.97
Telephone	\$ 432.00	\$ -	\$ 432.00
Water	\$ 750.00	\$ 28.30	\$ 721.70
Total Expenditure	\$ 17,613.00	\$ 1,886.94	\$ 15,726.06
Net	\$ 4,887.00	16,963.06	\$ 12,076.06
Bank Balance at:	23,003.37		
March 7, 2018			