



Board of Directors

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Waverly Park Homeowners Association

P. O. Box 26

Lebanon, GA 30146

waverlypark.net

**Board of Directors Actions
March 8 to April 14, 2018**

Consents In Lieu of Formal Meeting

- March 18, 2018: Approved (5-0-0) Santek cease billing letter.
- April 9, 2018: Approved (5-0-0) renewal of pool lawn annual maintenance contract @\$250 per month.
- April 11, 2018: Approved (5-0-0) BOD Actions for period ending March 7, 2018.

Directors

Kevin Reed
President

William Walters
Vice President

Hamp Reid
Secretary

John Kreeger
Treasurer

Sandra Lopitz
Director

Regular Monthly Meeting April 11, 2018

Meeting at WP pool.

Called to order: 6:34 p.m.

Present at meeting:

- Directors: John Kreeger, Sandra Lopitz, Kevin Reed, Hamp Reid, William Walters
- Others: None

1. Noted Board Actions for Period Ending March 7, 2018 approved on April 11 by email.
2. Reviewed To-Do List:
 - a. Reviewed agenda for upcoming Members Meeting and discussed:
 - i. Weather-related adjournment
 - ii. Voting cards use
 - iii. Participation by non-HOs
 - iv. Reminder email
 - v. Copies of By-Laws ballots available
 - b. Noted 11 assessments remain unpaid. 4 recent pays did not include the \$25 late fee. Reviewed legal procedures and talk with lawyers. To meet via phone with lawyers.
 - c. Noted steel mesh for pool fence procured; installation pending.
 - d. Noted pool camera and key card systems inspections set for April 13.
 - e. Continued new HO initiation fee discussion.
 - f. Discussed pool daily water checks and restrooms cleaning.
 - g. Discussed playground risks and insurance.
 - h. Agreed to send reminder letters to 15 HOs with unpaid assessments and call attention to the \$25 late fee that was added on March 1.
 - i. Agreed to get estimates for plumber to rework all toilets at pool.
 - j. Discussed pool utilities startup for swim season.
 - k. Noted county pool inspection set for May 1. North Metro Pool is managing and is aware of additional county requirements including another sign.

3. Reports:

- a. Treasurer's Report. See page 3.
 - b. Committee Reports
 - i. Architectural: [Available on the website.](#) .
 - ii. Social: None.
 - iii. Sunshine: None.
 - iv. Pool: None.
 - v. Neighborhood Watch: None.
4. Meeting adjourned: 8:02 p.m.

Submitted: Hamp Reid, Secretary

2017-18 Board approved (5-0-0) via email on May 1, 2018.

Treasurer's Report

2017**Opening Bank Balance****6,040.31**

| INCOME | Original Budget | Year to Date | Variance |
|---------------------|------------------------|---------------------|----------------------|
| Assessments | \$ 22,500.00 | \$ 19,750.00 | \$ (2,750.00) |
| Interest | \$ - | \$ - | \$ - |
| Closing Fees | \$ - | \$ 150.00 | \$ 150.00 |
| Lien fees | \$ - | \$ - | \$ - |
| Total Income | \$ 22,500.00 | 19,900.00 | \$ (2,600.00) |

| EXPENDITURE | Original Budget | Year to Date | Balance |
|--------------------------|------------------------|---------------------|---------------------|
| Corp Renewal | \$ 55.00 | \$ 30.00 | \$ 25.00 |
| Postage | \$ 147.00 | \$ 99.00 | \$ 48.00 |
| Insurance | \$ 1,583.00 | \$ - | \$ 1,583.00 |
| Office Supplies | \$ 65.00 | \$ 141.74 | \$ (76.74) |
| 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 | \$ 969.07 | \$ 6,030.93 |
| 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 | \$ 349.90 | \$ 1,650.10 |
| Telephone | \$ 432.00 | \$ - | \$ 432.00 |
| Water | \$ 750.00 | \$ 41.90 | \$ 708.10 |
| Total Expenditure | \$ 17,613.00 | \$ 2,420.55 | \$ 15,192.45 |

| | | | |
|------------|--------------------|------------------|---------------------|
| Net | \$ 4,887.00 | 17,479.45 | \$ 12,592.45 |
|------------|--------------------|------------------|---------------------|

Bank Balance at:

23,519.76**April 11, 2018**