



Board of Directors

wpha.bod@gmail.com

Waverly Park Homeowners Association

P. O. Box 26

Lebanon, GA 30146

waverlypark.net

**Board of Directors Actions
June 14 to July 17, 2018**

Consents In Lieu of Formal Meeting

1. July 17, 2018: Approved (5-0-0) BOD Actions for period ending June 16, 2018.

Regular Monthly Meeting July 17, 2018

Directors

Kevin Reed
President

Steve Dillon
Vice President

Hamp Reid
Secretary

William Walters
Treasurer

Jason Maurath
Director

Meeting at Walters, 853 Oxford Drive.
Called to order: 6:36 p.m.

Present at meeting:

- Directors: Steve Dillon, Jason Maurath, Kevin Reed, Hamp Reid, William Walters
 - Others: Nick Lopitz, Neighborhood Watch
1. Noted that BOD Actions for Period Ending June 13, 2018, was approved by email.
 2. Reviewed To Do List:
 - a. Discussed two bids for repainting pool house interior rooms.
 - i. Accepted (5-0-0) Rodriguez estimate for two restrooms only.
 1. To be scheduled pre-2019 swim season to avoid pool closure.
 2. Neutral colors.
 3. Discussed updating WPHA insurance policy coverage to reflect pool house value, playground equipment, security cameras and WP entrance sign.
 - a. Pool house coverage increased to \$70,000,
 - b. Playground \$6,000,
 - c. Security cameras \$3,500.
 4. Approved (5-0-0) \$613 increase to WPHA insurance annual premium for the increased coverages.
 5. Discussed liens and other remedies for unpaid annual assessments.
 6. Continued discussion of an initiation fee to be charged future new homeowners.
 - a. Amount of fee as a percentage of the annual assessment, probably 100%.
 - b. Earlier research indicates that other subdivisions of WP's age don't charge an initiation fee, and others that have started had to amend their covenants to allow the fee.
 - c. Jason to research.

7. Reports:

- a. Treasurer's Report. See page 3.
- b. Committee Reports
 - i. Architectural: [AC actions are available on the website.](#)
 - ii. Social: Planning a movie night at the pool for August 3.
 - iii. Sunshine: Welcome deliveries made to 3 new residents.
 - iv. Pool: None.
 - v. Neighborhood Watch: Noted that 3 new Neighborhood Watch signs will be installed in WP and at Ranchwood Trail.
8. Noted that Waverly Park Press will send update notices for the WP Residents Directory and will publish an updated directory in mid-August.
9. Meeting adjourned: 7:38 p.m.

Submitted: Hamp Reid, Secretary

Approved (4-0-1) at August 15, 2018 BOD meeting.

TREASURER'S REPORT

2018			
Opening Bank Balance		6,040.31	
INCOME	Original Budget	Year to Date	Variance
Assessments	\$ 22,500.00	\$ 21,431.75	\$ (1,068.25)
Interest	\$ -	\$ -	\$ -
Closing Fees	\$ -	\$ 250.00	\$ 250.00
Lien fees	\$ -	\$ -	\$ -
Total Income	\$ 22,500.00	21,681.75	\$ (818.25)
EXPENDITURE	Original Budget	Year to Date	Balance
Corp Renewal	\$ 55.00	\$ 30.00	\$ 25.00
Postage/PO Box	\$ 147.00	\$ 159.00	\$ (12.00)
Insurance	\$ 1,583.00	\$ 1,412.00	\$ 171.00
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	\$ 5,146.14	\$ 1,853.86
Common Area	\$ 2,500.00	\$ 1,200.00	\$ 1,300.00
Sunshine Cttee	\$ 200.00	\$ 32.00	\$ 168.00
Social Cttee	\$ 1,200.00	\$ 106.94	\$ 1,093.06
Website Fees	\$ 125.00	\$ 137.04	\$ (12.04)
Pool Trash	\$ 96.00	\$ 48.00	\$ 48.00
Legal Fees	\$ 500.00	\$ -	\$ 500.00
Electricity	\$ 2,000.00	\$ 961.19	\$ 1,038.81
Telephone	\$ 432.00	\$ 367.02	\$ 64.98
Water	\$ 750.00	\$ 354.12	\$ 395.88
Total Expenditure	\$ 17,613.00	\$ 10,295.19	\$ 7,317.81
Net	\$ 4,887.00	11,386.56	\$ 6,499.56
Bank Balance at:		17,426.87	
July 18, 2018			