



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  
July 18 to August 15, 2018

**Consents In Lieu of Formal Meeting**

None.

**Regular Monthly Meeting August 15, 2018**

Meeting at WP Pool.  
Called to order: 6:34 p.m.

Present at meeting:

- Directors: Steve Dillon (arrived 6:45), Jason Maurath, Kevin Reed, Hamp Reid, William Walters
- Others: None

1. Approved (4-0-1) Board of Directors Actions for Period ending July 17, 2018.
2. Noted that pool house restroom painting is scheduled for week of March 11, 2019.
3. Discussed new homeowner initiation fee.
  - a. Fee would not apply to legacy transfers.
  - b. Approved (5-0-0) an initiation fee equal to 100% of the then current year's annual assessment beginning August 16, 2018.
4. Approved (5-0-0) increasing the HOA Statement fee to \$100 effective August 16, 2018.
5. Discussed other fees for lien filing, lien release, lien notification letter, pool key card replacement.
  - a. New lien-related fees would be effective in 2019.
  - b. Agreed to develop a formal resolution listing all fees with effective dates.
6. Discussed sending lien notification letters to homeowners.
7. Reviewed current budget in detail.
8. Discussed pool furniture replacement.
9. Reports:
  - a. Treasurer's Report. See page 2.
  - b. Committee Reports
    - i. Architectural: [AC Actions are available on the website.](#)
    - ii. Social: Light movie night turnout. Halloween party planned.
    - iii. Sunshine: None.
    - iv. Pool: Drain and refill maintenance was successful.
    - v. Neighborhood Watch: None.
10. Meeting adjourned: 7:45 p.m.

Submitted: Hamp Reid, Secretary

Approved (5-0-0) by email on September 4, 2018.

*Directors*

Kevin Reed  
*President*

Steve Dillon  
*Vice President*

Hamp Reid  
*Secretary*

William Walters  
*Treasurer*

Jason Maurath  
*Director*

## TREASURER'S REPORT

**2018****Opening Bank Balance****6,040.31****INCOME**

	<b>Original Budget</b>	<b>Year to Date</b>	<b>Variance</b>
Assessments	\$ 22,500.00	\$ 22,105.21	\$ (394.79)
Interest	\$ -	\$ -	\$ -
Closing Fees	\$ -	\$ 250.00	\$ 250.00
Lien fees	\$ -	\$ -	\$ -
<b>Total Income</b>	<b>\$ 22,500.00</b>	<b>22,355.21</b>	<b>\$ (144.79)</b>

**EXPENDITURE**

	<b>Original Budget</b>	<b>Year to Date</b>	<b>Balance</b>
Corp Renewal	\$ 55.00	\$ 50.00	\$ 5.00
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	\$ 5,962.70	\$ 1,037.30
Common Area	\$ 2,500.00	\$ 1,700.00	\$ 800.00
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	\$ 96.00	\$ -
Legal Fees	\$ 500.00	\$ -	\$ 500.00
Electricity	\$ 2,000.00	\$ 1,236.85	\$ 763.15
Telephone	\$ 432.00	\$ 461.32	\$ (29.32)
Water	\$ 750.00	\$ 490.20	\$ 259.80
<b>Total Expenditure</b>	<b>\$ 17,613.00</b>	<b>\$ 12,185.79</b>	<b>\$ 5,427.21</b>

Net

**\$ 4,887.00 10,169.42 \$ 5,282.42**Bank Balance at:  
**August 15, 2018****16,209.73**