



Board of Directors

wpha.bod@gmail.com

Waverly Park Homeowners Association

P. O. Box 26

Lebanon, GA 30146

waverlypark.net

Board of Directors Actions
October 10 to November 7, 2018

Consents In Lieu of Formal Meeting

None.

Regular Monthly Meeting November 7, 2018

Meeting at Reed's 398 Westchester Way.
Called to order: 6:30 p.m.

Directors

Kevin Reed
President

Steve Dillon
Vice President

Hamp Reid
Secretary

William Walters
Treasurer

Jason Maurath
Director

Present at meeting:

- Directors: Steve Dillon, Jason Maurath, Kevin Reed, Hamp Reid, William Walters
- Others: Sarah Reed, Social, Sunshine Committees

1. Approved (5-0-0) BOD Actions for period ending October 9, 2018.
2. Discussed setting 2019 Annual Assessment
 - a. A 4% increase to \$260 considered. Noted that CCRs limit annual increases to 5% over previous year's assessment.
 - b. Some reasons considered for increasing assessment
 - i. New playground and pool landscape mulch needed
 - ii. New pool border timbers needed
3. Approved (5-0-0) setting 2019 Annual Assessment at \$260.
 - a. As required by WP By-Laws, notice of the 2019 Assessment amount will be sent via *Waverly Park Press Extra* (WPPX) email, posting on WPHOA Facebook Group and USPS mail to the few homeowners (HOs) not on email list or FB group.
 - b. Noted that Assessment Invoices will be mailed in mid-January 2019 via USPS to HOs addresses on file with the WPHA secretary.
 - c. Noted the due date is February 28, 2019, and a \$25 fee will be added to assessments not received by the due date.
4. Reviewed To-do List
5. Discussed unpaid assessments and lien letters.

6. Reports:

- a. Treasurer's Report. See page 3.
 - i. Noted that Janitorial charges were incorrectly posted to Pool. To be corrected on next report.
 - b. Committee Reports
 - i. Architectural: [AC Actions are available on the website.](#)
 - ii. Social: Santa visit, Christmas Lights discussed. Details via WPPX, WPHOA FB group
 - iii. Sunshine: None.
 - iv. Pool: None.
 - v. Neighborhood Watch: None.
7. Meeting adjourned: 7:45 p.m.

Submitted: Hamp Reid, Secretary

Approved (5-0-0) on December 12, 2018 by email.

TREASURER'S REPORT

2018			
Opening Bank Balance		6,040.31	
INCOME	Original Budget	Year to Date	Variance
Assessments	\$ 22,500.00	\$ 22,105.21	\$ (394.79)
Interest	\$ -	\$ -	\$ -
Closing Fees	\$ -	\$ 350.00	\$ 350.00
Initiation Fees	\$ -	\$ 250.00	\$ 250.00
Lien fees	\$ -	\$ -	\$ -
Total Income	\$ 22,500.00	22,705.21	\$ 205.21
EXPENDITURE	Original Budget	Year to Date	Balance
Corp Renewal	\$ 55.00	\$ 50.00	\$ 5.00
Postage/PO Box	\$ 147.00	\$ 159.00	\$ (12.00)
Insurance	\$ 1,583.00	\$ 2,025.00	\$ (442.00)
Office Supplies	\$ 65.00	\$ 169.69	\$ (104.69)
Janitorial	\$ 650.00	\$ -	\$ 650.00
Prop Taxes	\$ 50.00	\$ 46.88	\$ 3.12
Lien Filing Fees	\$ 60.00	\$ 32.00	\$ 28.00
Health Department	\$ 200.00	\$ 200.00	\$ -
Pool	\$ 7,000.00	\$ 7,786.58	\$ (786.58)
Common Area	\$ 2,500.00	\$ 2,200.00	\$ 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	\$ 96.00	\$ -
Legal Fees	\$ 500.00	\$ -	\$ 500.00
Electricity	\$ 2,000.00	\$ 1,954.19	\$ 45.81
Telephone	\$ 432.00	\$ 649.92	\$ (217.92)
Water	\$ 750.00	\$ 798.90	\$ (48.90)
Total Expenditure	\$ 17,613.00	\$ 16,444.14	\$ 1,168.86
Net	\$ 4,887.00	6,261.07	\$ 1,374.07
Bank Balance at:		12,301.38	
November 6, 2018			