



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  
November 8 to December 12, 2018

**Consents In Lieu of Formal Meeting**

1. December 12, 2018: Approved by email (5-0-0) BOD Actions for Period Ending November 7, 2018.

**Regular Monthly Meeting December 12, 2018**

*Directors*

Kevin Reed  
*President*

Steve Dillon  
*Vice President*

Hamp Reid  
*Secretary*

William Walters  
*Treasurer*

Jason Maurath  
*Director*

Meeting by conference call due to illness at Reeds  
Called to order: 6:30 p.m.

Present at meeting:

- Directors: Steve Dillon, Jason Maurath, Kevin Reed, Hamp Reid, William Walters
  - Others: None
1. Noted that last BOD Actions period ending November 7, 2018, were approved by email.
  2. Reviewed To-Do List.
  3. Discussed unpaid assessments and lien letters.
  4. 2019 Assessment Invoices to mail by January 15, 2019.
  5. Discussed pool furniture; commercial grade versus lesser quality.
  6. Approved (5-0-0) keeping better grade furniture found at Home Depot or Lowe's.
  7. Discussed 2019 Budget inputs:
    - a. Painting restrooms
    - b. Furniture from Home Depot/Lowe's
    - c. Draft budget by December 27, 2018.
  8. Discussed WP properties that are in probate.

## 9. Reports:

- a. Treasurer's Report. See page 3.
  - b. Committee Reports
    - i. Architectural: [AC Actions are available on the website.](#)
    - ii. Social:
      1. Santa visit moved to Walters.
      2. Christmas Lights contest details pending.
    - iii. Sunshine: None.
    - iv. Pool: None.
    - v. Neighborhood Watch:
      1. Noted several reports of suspicious vehicles in WP.
      2. Noted reports of car break ins in general area but not in WP.
10. Meeting adjourned: 7:20 p.m.

Submitted: Hamp Reid, Secretary

Approved (4-0-1) at January 15, 2019 BOD meeting.

## TREASURER'S REPORT

2018			
<b>Opening Bank Balance</b>		<b>6,040.31</b>	
<b>INCOME</b>	<b>Original Budget</b>	<b>Year to Date</b>	<b>Variance</b>
Assessments	\$ 22,500.00	\$ 22,630.68	\$ 130.68
Interest	\$ -	\$ 101.52	\$ 101.52
Closing Fees	\$ -	\$ 350.00	\$ 350.00
Initiation Fees	\$ -	\$ 250.00	\$ 250.00
Late Fees	\$ -	\$ 225.00	\$ 225.00
Lien fees	\$ -	\$ 48.00	\$ 48.00
<b>Total Income</b>	<b>\$ 22,500.00</b>	<b>23,605.21</b>	<b>\$ 1,105.21</b>
<b>EXPENDITURE</b>	<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	\$ 2,025.00	\$ (442.00)
Office Supplies	\$ 65.00	\$ 169.69	\$ (104.69)
Janitorial	\$ 650.00	\$ 653.60	\$ (3.60)
Prop Taxes	\$ 50.00	\$ 46.88	\$ 3.12
Lien Filing Fees	\$ 60.00	\$ 66.00	\$ (6.00)
Health Department	\$ 200.00	\$ 200.00	\$ -
Pool	\$ 7,000.00	\$ 7,842.05	\$ (842.05)
Common Area	\$ 2,500.00	\$ 2,450.00	\$ 50.00
Sunshine Cttee	\$ 200.00	\$ 32.00	\$ 168.00
Social Cttee	\$ 1,200.00	\$ 356.94	\$ 843.06
Website Fees	\$ 125.00	\$ 137.04	\$ (12.04)
Pool Trash	\$ 96.00	\$ 96.00	\$ -
Legal Fees	\$ 500.00	\$ -	\$ 500.00
Electricity	\$ 2,000.00	\$ 2,053.40	\$ (53.40)
Telephone	\$ 432.00	\$ 649.92	\$ (217.92)
Water	\$ 750.00	\$ 825.00	\$ (75.00)
<b>Total Expenditure</b>	<b>\$ 17,613.00</b>	<b>\$ 17,812.52</b>	<b>\$ (199.52)</b>
<b>Net</b>	<b>\$ 4,887.00</b>	<b>5,792.69</b>	<b>\$ 905.69</b>
<b>Bank Balance at:</b>		<b>11,833.00</b>	
<b>December 12, 2018</b>			