



Board of Directors

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Waverly Park Homeowners Association

P. O. Box 26

Lebanon, GA 30146

waverlypark.net

Board of Directors Actions
December 13, 2018 to January 15, 2019

Consents In Lieu of Formal Meeting

1. January 6, 2019: Approved (5-0-0) by email BOD Resolution 2019-01, 2019 Budget.
2. January 9, 2019: Approved (5-0-0) by email an unpaid assessment settlement.

Directors

Kevin Reed
President

Steve Dillon
Vice President

Hamp Reid
Secretary

William Walters
Treasurer

Jason Maurath
Director

Regular Monthly Meeting January 15, 2019

Meeting at Reed's, 398 Westchester Way.
Called to order: 6:35 p.m.

Present at meeting:

- Directors: Steve Dillon, Kevin Reed, Hamp Reid, William Walters
- Others: None.

1. Approved (4-0-1) BOD Actions for period ending December 12, 2018.
2. Noted that 2019 Annual Assessment invoices were mailed on Friday, January 11, 2019. Past due statements were included for homeowners with unpaid assessments and fees from prior years.
3. Discussed replacement pool furniture.
4. Discussed plantings at the WP entrance sign and the pool.
5. Discussed pool restrooms, pump room painting and woodwork repair.
6. Discussed Board Resolution 2018-01, the delinquent assessments enforcement timetable.
7. Noted that three WP properties were in probate.
8. Reports:
 - a. Treasurer's Report. See page 2.
 - b. Committee Reports
 - i. Architectural: [AC Actions are available on the website.](#)
 - ii. Social: Noted Christmas Lights kickoff at pool was lightly attended, likely due to the late weather-related day change.
 - iii. Sunshine: None.
 - iv. Pool: None.
 - v. Neighborhood Watch: None.
9. Meeting adjourned: 7:48 p.m.

Submitted: Hamp Reid, Secretary

Approved (5-0-0) at February 12, 2019, BOD meeting..

TREASURER'S REPORT

2019			
Opening Bank Balance		11,562.84	
INCOME	Original Budget	Year to Date	Variance
Assessments	\$ 23,400.00	\$ 1,010.00	\$(22,390.00)
Interest	\$ -	\$ -	\$ -
Closing Fees	\$ 300.00	\$ -	\$ (300.00)
Initiation Fees	\$ 780.00	\$ -	\$ (780.00)
Late Fees	\$ 125.00	\$ -	\$ (125.00)
Lien fees	\$ 150.00	\$ -	\$ (150.00)
Total Income	\$ 24,755.00	\$ 1,010.00	\$(23,745.00)
EXPENDITURE	Original Budget	Year to Date	Balance
Corp Renewal	\$ 50.00	\$ -	\$ 50.00
Postage/PO Box	\$ 150.00	\$ -	\$ 150.00
Insurance	\$ 2,025.00	\$ -	\$ 2,025.00
Office Supplies	\$ 65.00	\$ -	\$ 65.00
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	\$ 10,960.00	\$ -	\$ 10,960.00
Common Area	\$ 7,310.00	\$ -	\$ 7,310.00
Sunshine Cttee	\$ 200.00	\$ -	\$ 200.00
Social Cttee	\$ 500.00	\$ -	\$ 500.00
Website Fees	\$ 137.04	\$ -	\$ 137.04
Pool Trash	\$ 96.00	\$ -	\$ 96.00
Legal Fees	\$ 500.00	\$ -	\$ 500.00
Electricity	\$ 2,000.00	\$ 96.47	\$ 1,903.53
Telephone	\$ 649.92	\$ -	\$ 649.92
Water	\$ 750.00	\$ -	\$ 750.00
Total Expenditure	\$ 26,352.96	\$ 96.47	\$ 26,256.49
Net	\$ (1,597.96)	\$ 913.53	\$ 2,511.49
Bank Balance at:		\$ 13,043.53	
January 16, 2019			