



Board of Directors

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Waverly Park Homeowners Association

P. O. Box 26

Lebanon, GA 30146

waverlypark.net

Board of Directors Actions
January 16 to February 12, 2019

Consents In Lieu of Formal Meeting

1. None.

Regular Monthly Meeting February 12, 2019

Meeting at Reed's, 398 Westchester Way.
Called to order: 6:35 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: None.

1. Approved (5-0-0) BOD Actions for Period Ending January 15, 2019.
2. Discussed 2019 assessments. Noted 33 paid to date. 3 unpaid from prior years.
3. Mentioned pool furniture. More discussion later.
4. Discussed receipt of a partial bid for new edging of flower beds around the pool. Agreed to wait for more detailed bid before taking action.
5. Noted Rodriguez Painting scheduled to paint pool restrooms and pump room week of April 8, 2019. Funding previously approved.
 - a. Base moulding in women's restroom must be repaired before.
6. Discussed getting current contact information for three Invitation Homes-owned (IH) properties. Noted that IH periodically changes owner names but all trace back to IH.
7. Noted pool house termite inspection done on January 23, 2019. No problems reported.
8. Approved (5-0-0) purchase of two pool loungers and two pool chairs from Home Depot to check quality since these are not stocked in stores.
 - a. Style – Marco Island
 - b. Color – Café brown
9. Discussed disposal of old pool furniture. No decision.
10. Reports:
 - a. Treasurer's Report. See page 3.
 - b. Committee Reports
 - i. Architectural: [AC Actions are available on the website.](#)
 - ii. Social: None
 - iii. Sunshine: None.
 - iv. Pool: None.
 - v. Neighborhood Watch: None.

11. Reviewed Recurring Events List for needed actions.
12. Approved (5-0-0) Annual Members Meeting for 3:00 p.m., Sunday, April 28, 2019, at WP Pool. Formal notice and proxy designation will be mailed to homeowners' address of record in mid-March.
13. Meeting adjourned: 8:12 p.m.

Submitted: Hamp Reid, Secretary

Approved (5-0-0) via email on February 26, 2019.

TREASURER'S REPORT

2019			
Opening Bank Balance		11,562.84	
INCOME	Original Budget	Year to Date	Variance
Assessments	\$ 23,400.00	\$ 5,538.46	\$ (17,861.54)
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	\$ 5,538.46	\$ (19,216.54)
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	\$ 678.35	\$ 10,281.65
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	\$ 192.01	\$ 1,807.99
Telephone	\$ 649.92	\$ -	\$ 649.92
Water	\$ 750.00	\$ 15.80	\$ 734.20
Total Expenditure	\$ 26,352.96	\$ 886.16	\$ 25,466.80
Net	\$ (1,597.96)	\$ 4,652.30	\$ 6,250.26
Bank Balance at:		\$ 16,215.14	
February 12, 2019			