



Board of Directors

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Waverly Park Homeowners Association

P. O. Box 26

Lebanon, GA 30146

waverlypark.net

**Board of Directors Actions
February 13 to March 13, 2019**

Consents In Lieu of Formal Meeting

1. February 25, 2019: Approved (5-0-0) Purchase of full pool furniture order vice test sample due to back order issues.
2. February 26, 2019: Approved (5-0-0) BOD Actions for Period Ending February 12, 2019.
3. March 1, 2019: Approved (5-0-0) Renewal of Common Area lawn maintenance contract for CY 2019 with Jon Hilton Lawn Services.

Directors

Kevin Reed
President

Steve Dillon
Vice President

Hamp Reid
Secretary

William Walters
Treasurer

Jason Maurath
Director

Regular Monthly Meeting March 13, 2019

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

Present at meeting:

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

1. Noted that last BOD Actions for period ending February 12, 2019, were approved by email.
2. Noted pool furniture was ordered and is due about April 8.
3. Discussed mulch for playground and pool house border replacement.
 - a. Agreed to postpone pool house border replacement.
 - b. Discussed second estimate for mulch
 - c. Discussed asking for volunteers to spread mulch.
4. Noted 2019 pool contract with North Metro Pools has been signed.
5. Discussed pool opening preparations: trash, phone, and old furniture disposal.
6. Discussed new pool furniture swap out.
7. Set pool opening for May 10, 2019, subject to county health inspection.
8. Agreed to research Members Meeting Notice mailing requirements of "written" and "postage paid" with an eye toward emailing notices.
9. Discussed unpaid assessments and lien letters.
 - a. Ratified (5-0-0) lien filing and release fees in BOD RES 2018-04 as appropriate for the overhead required to file and release liens.
 - b. Agreed to copy renters on landlords' past due statements as renters will lose pool privileges.
10. Discussed Neighborhood Watch Coordinator replacement.
11. Discussed Architectural Committee member replacement.
12. Noted Joan Dillon will continue restroom maintenance for 2019.

13. Reports:

- a. Treasurer's Report. See page 3.
- b. Committee Reports
 - i. Architectural: Need replacement member. [AC Actions are available on the website.](#)
 - ii. Social: Easter egg hunt planned.
 - iii. Sunshine: None.
 - iv. Pool: None.
 - v. Neighborhood Watch: None. Replacement discussed as noted above.

14. Meeting adjourned: 8.28 p.m.

Submitted: Hamp Reid, Secretary

Approved (5-0-0) on April 16, 2019, via email.

TREASURER'S REPORT

2019			
Opening Bank Balance		11,562.84	
INCOME	Original Budget	Year to Date	Variance
Assessments	\$ 23,400.00	\$ 21,252.86	\$ (2,147.14)
Interest	\$ -	\$ -	\$ -
Closing Fees	\$ 300.00	\$ 200.00	\$ (100.00)
Initiation Fees	\$ 780.00	\$ 520.00	\$ (260.00)
Late Fees	\$ 125.00	\$ -	\$ (125.00)
Lien fees	\$ 150.00	\$ -	\$ (150.00)
Total Income	\$ 24,755.00	\$ 21,972.86	\$ (2,782.14)
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	\$ 1,016.47	\$ 9,943.53
Common Area	\$ 7,310.00	\$ 4,167.60	\$ 3,142.40
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	\$ 286.59	\$ 1,713.41
Telephone	\$ 649.92	\$ -	\$ 649.92
Water	\$ 750.00	\$ 31.60	\$ 718.40
Total Expenditure	\$ 26,352.96	\$ 5,702.26	\$ 20,650.70
Net	\$ (1,597.96)	\$ 16,270.60	\$ 17,868.56
Bank Balance at:		\$ 27,833.44	
March 13, 2019			