

Board of Directors

wpha.bod@gmail.com Waverly Park Homeowners Association P. O. Box 26 Lebanon, GA 30146

waverlypark.net

## **Board of Directors Actions** May 16, 2019 to June 19, 2019

## **Consents In Lieu of Formal Meeting**

1. June 18, 2019: Approved (5-0-0) BOD Actions for Period Ending May 15, 2019.

## Regular Monthly Meeting June 19, 2019

Meeting at WP pool. Called to order: 6:33 p.m.

Present at meeting:

- Directors: Jason Maurath, Kevin Reed, Hamp Reid, William Walters •
- Others: None. •
- 1. Noted BOD Actions for May previously approved by email.
- 2. Reviewed To-Do List:
  - a. Push pool septic system inspection until after pool season to avoid any problems. Remember to call before you dig.
  - b. Property liens for 4 homeowners with unpaid 2019 assessments were filed with the Clerk of Cherokee County Superior Court on May 20, 2019.
  - c. Corporation renewal filed with GA Secretary of State on June 18, 2019.
  - d. Underpayments from 2 corporate property owners received.
- 3. Discussed pool key cards. Jason and Kevin now have spare cards for use in case William is not available to solve a homeowner's card failure.
- 4. Discussed need for additional pool chairs/loungers. Based on homeowner feedback:
  - a. Approved (4-0-1) expenditure of \$800 for purchase of 4 additional loungers.
- 5. Reports:
  - a. Treasurer's Report. See page 2.
  - 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.
- 6. Set July BOD meeting for 6:30 pm, July 16, 2019, at pool.
- 7. Meeting adjourned: 7:20 p.m.

Submitted: Hamp Reid, Secretary

Approved (5-0-0) on June 27, 2019.

Directors

Kevin Reed President

Steve Dillon Vice President

Hamp Reid Secretary

William Walters Treasurer

Jason Maurath Director

## TREASURER'S REPORT

INCOME         Original Budget         Year to Date         Variance           Assessments         \$ 23,400.00         \$ 23,242.86         \$ (157.14)           Interest         \$ -         \$ -         \$ -           Closing Fees         \$ 300.00         \$ 500.00         \$ 200.00           Initiation Fees         \$ 780.00         \$ 1,300.00         \$ 520.00           Late Fees         \$ 125.00         \$ 234.00         \$ 109.00           Lien fees         \$ 150.00         \$ -         \$ (150.00)           Total Income         \$ 24,755.00         \$ 25,276.86         \$ 521.86           EXPENDITURE         Original Budget         Year to Date         Balance           Corp Renewal         \$ 50.00         \$ 55.00         \$ (5.00)           Bank Fees         -         \$ 25,000         \$ (5.00)           Insurance         \$ 2,025.00         \$ 1,924.00         \$ 101.00           Insurance         \$ 2,025.00         \$ -         \$ 65.00           Insurance         \$ 2,025.00         \$ 1,924.00         \$ -           Insurance         \$ 2,0025.00         \$ -         \$ 65.00           Prop Taxes         \$ 50.00         \$ -         \$ 50.00           Inter Filing Fees	2019						
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Lien Filing Fees       \$ 60.00       \$ 27.00       \$ 33.00         Health Department       \$ 200.00       \$ -         Pool       \$ 10,960.00       \$ 3,195.45       \$ 7,764.55         Common Area       \$ 7,310.00       \$ 6,136.60       \$ 1,173.40         Sunshine Cttee       \$ 200.00       \$ 64.00       \$ 136.00         Social Cttee       \$ 200.00       \$ 87.74       \$ 412.26         Website Fees       \$ 137.04       \$ -       \$ 137.04         Pool Trash       \$ 96.00       \$ 64.47       \$ 31.53         Legal Fees       \$ 500.00       \$ -       \$ 500.00         Electricity       \$ 2,000.00       \$ 663.25       \$ 1,336.75         Telephone       \$ 649.92       \$ 129.26       \$ 520.66         Water       \$ 750.00       \$ 251.55       \$ 498.45         Total Expenditure <b>\$ 26,352.96</b> \$ 12,398.54       \$ 13,996.50         Met <b>(1,597.96)</b> \$ 12,398.54       \$ 13,996.50         Bank Balance at: <b>S 23,936.38</b>	Prop Taxes		50.00		-	\$	
Health Department       \$ 200.00       \$ 200.00       \$ -         Pool       \$ 10,960.00       \$ 3,195.45       \$ 7,764.55         Common Area       \$ 7,310.00       \$ 6,136.60       \$ 1,173.40         Sunshine Cttee       \$ 200.00       \$ 64.00       \$ 136.00         Social Cttee       \$ 200.00       \$ 64.00       \$ 136.00         Social Cttee       \$ 500.00       \$ 87.74       \$ 412.26         Website Fees       \$ 137.04       \$ -       \$ 137.04         Pool Trash       \$ 96.00       \$ 64.47       \$ 31.53         Legal Fees       \$ 500.00       \$ -       \$ 500.00         Electricity       \$ 2,000.00       \$ 663.25       \$ 1,336.75         Telephone       \$ 649.92       \$ 129.26       \$ 520.66         Water       \$ 750.00       \$ 251.55       \$ 498.45         Total Expenditure <b>\$ 26,352.96</b> \$ 12,398.54       \$ 13,996.50         Met <b>\$ (1,597.96</b> )       \$ 12,398.54       \$ 13,996.50         Bank Balance at: <b>\$ 23,936.38</b> \$ 13,996.50	Lien Filing Fees	\$	60.00		27.00	\$	33.00
Pool       \$ 10,960.00       \$ 3,195.45       \$ 7,764.55         Common Area       \$ 7,310.00       \$ 6,136.60       \$ 1,173.40         Sunshine Cttee       \$ 200.00       \$ 64.00       \$ 136.00         Social Cttee       \$ 500.00       \$ 87.74       \$ 412.26         Website Fees       \$ 137.04       \$ - \$ 137.04         Pool Trash       \$ 96.00       \$ 64.47       \$ 31.53         Legal Fees       \$ 500.00       \$ - \$ 500.00       \$ 663.25       \$ 1,336.75         Telephone       \$ 649.92       \$ 129.26       \$ 520.66         Water       \$ 750.00       \$ 251.55       \$ 498.45         Total Expenditure       \$ 26,352.96       \$ 12,398.54       \$ 13,996.50         Bank Balance at:       \$ 23,936.38       \$ 23,936.38       \$ 13,996.50		\$	200.00		200.00	\$	-
Common Area       \$ 7,310.00       \$ 6,136.60       \$ 1,173.40         Sunshine Cttee       \$ 200.00       \$ 64.00       \$ 136.00         Social Cttee       \$ 500.00       \$ 87.74       \$ 412.26         Website Fees       \$ 137.04       \$       \$ 137.04         Pool Trash       \$ 96.00       \$ 64.47       \$ 31.53         Legal Fees       \$ 500.00       \$       \$ 500.00         Electricity       \$ 2,000.00       \$ 663.25       \$ 1,336.75         Telephone       \$ 649.92       \$ 129.26       \$ 520.66         Water       \$ 750.00       \$ 251.55       \$ 498.45         Total Expenditure <b>\$ 26,352.96</b> \$ 12,378.32       \$ 13,996.50         Net <b>\$ (1,597.96)</b> \$ 12,398.54       \$ 13,996.50         Bank Balance at: <b>\$ 23,936.38</b>	Pool	\$	10,960.00		3,195.45		7,764.55
Sunshine Cttee       \$ 200.00       \$ 64.00       \$ 136.00         Social Cttee       \$ 500.00       \$ 87.74       \$ 412.26         Website Fees       \$ 137.04       -       \$ 137.04         Pool Trash       \$ 96.00       \$ 64.47       \$ 31.53         Legal Fees       \$ 500.00       -       \$ 500.00         Electricity       \$ 2,000.00       \$ 663.25       \$ 1,336.75         Telephone       \$ 649.92       \$ 129.26       \$ 520.66         Water       \$ 750.00       \$ 251.55       \$ 498.45         Total Expenditure <b>\$ 26,352.96 \$ 12,878.32 \$ 13,996.50</b> Net <b>\$ (1,597.96) \$ 12,398.54 \$ 13,996.50</b> Bank Balance at: <b>\$ 23,936.38 \$ 23,936.38</b>	Common Area	\$					
Social Cttee       \$ 500.00       \$ 87.74       \$ 412.26         Website Fees       \$ 137.04       \$ -       \$ 137.04         Pool Trash       \$ 96.00       \$ 64.47       \$ 31.53         Legal Fees       \$ 500.00       \$ -       \$ 500.00         Electricity       \$ 2,000.00       \$ 663.25       \$ 1,336.75         Telephone       \$ 649.92       \$ 129.26       \$ 520.66         Water       \$ 750.00       \$ 251.55       \$ 498.45         Total Expenditure <b>\$ 26,352.96 \$ 12,878.32 \$ 13,474.64</b> Net <b>\$ (1,597.96) \$ 12,398.54 \$ 13,996.50</b> Bank Balance at: <b>\$ 23,936.38 \$ 23,936.38</b>	Sunshine Cttee	\$	200.00		64.00	\$	
Website Fees       \$ 137.04       \$       \$ 137.04         Pool Trash       \$ 96.00       \$ 64.47       \$ 31.53         Legal Fees       \$ 500.00       \$       \$ 500.00         Electricity       \$ 2,000.00       \$ 663.25       \$ 1,336.75         Telephone       \$ 649.92       \$ 129.26       \$ 520.66         Water       \$ 750.00       \$ 251.55       \$ 498.45         Total Expenditure <b>\$ 26,352.96</b> \$ 12,878.32       \$ 13,474.64         Net <b>\$ (1,597.96)</b> \$ 12,398.54       \$ 13,996.50         Bank Balance at: <b>\$ 23,936.38</b>	Social Cttee	\$	500.00		87.74	\$	412.26
Pool Trash       \$ 96.00       \$ 64.47       \$ 31.53         Legal Fees       \$ 500.00       \$ -       \$ 500.00         Electricity       \$ 2,000.00       \$ 663.25       \$ 1,336.75         Telephone       \$ 649.92       \$ 129.26       \$ 520.66         Water       \$ 750.00       \$ 251.55       \$ 498.45         Total Expenditure <b>\$ 26,352.96</b> \$ 12,878.32       \$ 13,474.64         Net <b>\$ (1,597.96)</b> \$ 12,398.54       \$ 13,996.50         Bank Balance at: <b>\$ 23,936.38</b>	Website Fees				-	\$	
Legal Fees       \$ 500.00       \$       \$ 500.00         Electricity       \$ 2,000.00       \$ 663.25       \$ 1,336.75         Telephone       \$ 649.92       \$ 129.26       \$ 520.66         Water       \$ 750.00       \$ 251.55       \$ 498.45         Total Expenditure <b>\$ 26,352.96</b> \$ 12,878.32       \$ 13,474.64         Net <b>\$ (1,597.96)</b> \$ 12,398.54       \$ 13,996.50         Bank Balance at: <b>\$ 23,936.38</b>			96.00	¢	64.47		31.53
Electricity       \$ 2,000.00       \$ 663.25       \$ 1,336.75         Telephone       \$ 649.92       \$ 129.26       \$ 520.66         Water       \$ 750.00       \$ 251.55       \$ 498.45         Total Expenditure <b>\$ 26,352.96</b> \$ 12,878.32       \$ 13,474.64         Net <b>\$ (1,597.96)</b> \$ 12,398.54       \$ 13,996.50         Bank Balance at: <b>\$ 23,936.38</b>					-		
Telephone       \$ 649.92       \$ 129.26       \$ 520.66         Water       \$ 750.00       \$ 251.55       \$ 498.45         Total Expenditure       \$ 26,352.96       \$ 12,878.32       \$ 13,474.64         Net       (1,597.96)       \$ 12,398.54       \$ 13,996.50         Bank Balance at:       \$ 23,936.38       \$ 12,878.32       \$ 13,996.50					663.25		
Water       \$ 750.00       \$ 251.55       \$ 498.45         Total Expenditure       \$ 26,352.96       \$ 12,878.32       \$ 13,474.64         Net       \$ (1,597.96)       \$ 12,398.54       \$ 13,996.50         Bank Balance at:       \$ 23,936.38       \$ 23,936.38			· · · · · · · · · · · · · · · · · · ·				
Total Expenditure       \$ 26,352.96       \$ 12,878.32       \$ 13,474.64         Net       \$ (1,597.96)       \$ 12,398.54       \$ 13,996.50         Bank Balance at:       \$ 23,936.38	Water						
Bank Balance at: \$ 23,936.38	Total Expenditure						
	Net	\$	(1,597.96)	\$	12,398.54	\$	13,996.50
	Bank Balance at:			\$	23,936.38		
	June 19, 2019			-	,		