



Board of Directors

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Waverly Park Homeowners Association

P. O. Box 26

Lebanon, GA 30146

waverlypark.net

**Board of Directors Actions
August 22 to September 18, 2019**

Consents In Lieu of Formal Meeting

1. September 18, 2019: Approved (5-0-0) BOD Actions for Period Ending August 21, 2019.

Regular Monthly Meeting September 18, 2019

Directors

Kevin Reed
President

Steve Dillon
Vice President

Hamp Reid
Secretary

William Walters
Treasurer

Jason Maurath
Director

Meeting at WP pool.

Called to order: 6:35 p.m.

Present at meeting:

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

1. Noted BOD Actions for August were previously approved on September 18 by email.
2. Reviewed To-Do List:
 - Push pool perimeter landscaping timbers replacement until Spring 2020.
 - Get estimates for pool septic tank service.
 - Get 3 bids for pool house roof replacement.
 - Get 3 bids for cutting back trees on pool entrance driveway.
 - Will suspend pool phone and trash service on pool closing.
 - Confirmed last swim day for 2019 season is Sunday, September 29.
 - Mail statements to homeowners with unpaid assessments end-of-September.
3. Reports:
 - a. Treasurer's Report. See page 2.
 - i. Noted no change in 4 homeowners with unpaid assessments; statements pending.
 - ii. Reviewed budget.
 - b. Committee Reports
 - i. Architectural: [AC Actions are available on the website.](#)
 1. Discussed CCR violations and enforcement of commercial vehicle parking prohibitions.
 - ii. Social: None.
 - iii. Sunshine: Noted drop-offs to new residents.
 - iv. Pool: None.
 - v. Neighborhood Watch: None.

4. Meeting adjourned: 7:43 p.m.

Submitted: Hamp Reid, Secretary

Approved (5-0-0) on September 21, 2019, via email.

TREASURER'S REPORT

2019			
Opening Bank Balance		11,537.84	
INCOME	Original Budget	Year to Date	Variance
Assessments	\$ 23,400.00	\$ 23,242.86	\$ (157.14)
Interest	\$ -	\$ -	\$ -
Closing Fees	\$ 300.00	\$ 600.00	\$ 300.00
Initiation Fees	\$ 780.00	\$ 1,560.00	\$ 780.00
Late Fees	\$ 125.00	\$ 234.00	\$ 109.00
Lien fees	\$ 150.00	\$ -	\$ (150.00)
Replacement Card Fees	\$ -	\$ 10.00	\$ 10.00
AC Comm Fines	\$ -	\$ 50.00	\$ 50.00
Total Income	\$ 24,755.00	\$ 25,696.86	\$ 941.86
EXPENDITURE	Original Budget	Year to Date	Balance
Corp Renewal	\$ 50.00	\$ 55.00	\$ (5.00)
Bank Fees	\$ -	\$ 25.00	\$ (25.00)
Postage/PO Box	\$ 150.00	\$ 125.00	\$ 25.00
Insurance	\$ 2,025.00	\$ 1,924.00	\$ 101.00
Office Supplies	\$ 65.00	\$ -	\$ 65.00
Janitorial	\$ 650.00	\$ -	\$ 650.00
Prop Taxes	\$ 50.00	\$ 46.60	\$ 3.40
Lien Filing Fees	\$ 60.00	\$ 27.00	\$ 33.00
Health Department	\$ 200.00	\$ 200.00	\$ -
Pool	\$ 10,960.00	\$ 5,948.88	\$ 5,011.12
Common Area	\$ 7,310.00	\$ 7,690.08	\$ (380.08)
Sunshine Cttee	\$ 200.00	\$ 64.00	\$ 136.00
Social Cttee	\$ 500.00	\$ 87.74	\$ 412.26
Website Fees	\$ 137.04	\$ 150.04	\$ (13.00)
Pool Trash	\$ 96.00	\$ 128.94	\$ (32.94)
Legal Fees	\$ 500.00	\$ -	\$ 500.00
Electricity	\$ 2,000.00	\$ 1,460.25	\$ 539.75
Telephone	\$ 649.92	\$ 334.50	\$ 315.42
Water	\$ 750.00	\$ 499.55	\$ 250.45
Total Expenditure	\$ 26,352.96	\$ 18,766.58	\$ 7,586.38
Net	\$ (1,597.96)	\$ 6,930.28	\$ 8,528.24
Bank Balance at:		\$ 18,468.12	
September 18, 2019			