



Board of Directors

wpha.bod@gmail.com

Waverly Park Homeowners Association

P. O. Box 26

Lebanon, GA 30146

waverlypark.net

Board of Directors Actions
September 19 to October 9, 2019

Consents In Lieu of Formal Meeting

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

Regular Monthly Meeting October 9, 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: 6:33 p.m.

Present at meeting:

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

1. Noted BOD Actions for Period ending September 18, 2019 previously approved on September 21 by email.
2. Reviewed To-Do List:
 - a. Cycle Works Trash pool pick-up suspended; to resume May 13, 2020.
 - b. Dr. Roof will give pool house roof estimate.
 - c. Utilities are marked for pending septic tank service.
 - d. Surveyed pool driveway trees for trimming needs; estimates working.
 - e. Approved (4-0-1) \$495 Pink Plumber quote for pool septic tank service.
 - f. Pool phone suspended.
 - g. Noted pool house rest room door vents need replacement.
 - h. Will cover and secure stacked pool furniture.
3. Reports:
 - a. Treasurer's Report. See page 2.
 - i. Noted partial payment of one multi-year unpaid assessment; Total of 4 with unpaid balances.
 - ii. Reviewed budget.
 - b. Committee Reports
 - i. Architectural: Noted October 2 AC meeting; commercial vehicle violations discussed. Notices of Violation pending. [AC Actions are available on the website.](#)
 - ii. Social: None.
 - iii. Sunshine: None.
 - iv. Pool: None.
 - v. Neighborhood Watch: None.

4. Meeting adjourned: 8:10 p.m.

Submitted: Hamp Reid, Secretary

Approved (5-0-0) on November 13, 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	\$ 700.00	\$ 400.00
Initiation Fees	\$ 780.00	\$ 1,820.00	\$ 1,040.00
Late Fees	\$ 125.00	\$ 234.00	\$ 109.00
Lien fees	\$ 150.00	\$ -	\$ (150.00)
Replacement Card Fees	\$ -	\$ 10.00	\$ 10.00
AC Comm Fines	\$ -	\$ 175.00	\$ 175.00
Total Income	\$ 24,755.00	\$ 26,181.86	\$ 1,426.86
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	\$ 6,233.88	\$ 4,726.12
Common Area	\$ 7,310.00	\$ 7,940.08	\$ (630.08)
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	\$ 1,734.98	\$ 265.02
Telephone	\$ 649.92	\$ 334.50	\$ 315.42
Water	\$ 750.00	\$ 617.05	\$ 132.95
Total Expenditure	\$ 26,352.96	\$ 19,693.81	\$ 6,659.15
Net	\$ (1,597.96)	\$ 6,488.05	\$ 8,086.01
Bank Balance at:	\$ 18,025.89		
October 8, 2019			