



Board of Directors

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Waverly Park Homeowners Association

P. O. Box 26

Lebanon, GA 30146

waverlypark.net

**Board of Directors Actions
October 10 to November 13, 2019**

Consents In Lieu of Formal Meeting

1. October 23, 2019: Accepted (5-0-0) Synergy Trees bid to remove/trim trees along pool driveway and a portion of the walking trail.
2. November 13, 2019: Approved (5-0-0) BOD Actions for period ending October 9, 2019.

Directors

Kevin Reed
President

Steve Dillon
Vice President

Hamp Reid
Secretary

William Walters
Treasurer

Jason Maurath
Director

Regular Monthly Meeting November 13, 2019

Meeting via conference call.

Called to order: 6:32 p.m.

Present at meeting:

- Directors: Steve Dillon, Jason Maurath, Kevin Reed, Hamp Reid, William Walters
- Others: Seth Bullard

1. Noted BOD Actions for October previously approved on November 13 by email.
2. Reviewed To-Do List:
 - a. Pool driveway/walking trail trees trimmed by Synergy Trees.
 - b. Pool perimeter edging rehab postponed until 2020.
 - c. Pool septic system serviced on October 23 by Pink Plumber for \$149.
 - i. Plumber recommended restroom signs indicating items that should not be flushed.
3. Discussed pool house roof replacement estimates.
4. Tentatively agreed to set 2020 Annual Assessment at \$270. Final vote after roofing estimates and other budget items reviews.
5. Once approved, 2020 assessment amount will be published via newsletter, Facebook group and website posts.
6. Reports:
 - a. Treasurer's Report. See page 3.
 - i. Unpaid assessments statements sent October 10. No response to date.
 - ii. Reviewed budget report.
 - iii. Discussed 2020 budget items.

- b. Committee Reports
 - i. Architectural: [AC Actions are available on the website.](#)
 - 1. 3 October Notices of Violation, commercial vehicle: 1 corrected; 1 seeking property mods and waiver to park; 1 has future due date.
 - 2. Seth Bullard expressed concerns for AC delays on his property mods requests. AC noted that 3 different requests had been submitted and the AC was working on a response asking for a single request for review.
 - ii. Social: Santa visit scheduled: 6:30 – 7:30 pm, December 12 @ Snipes, 709 Habersham.
 - iii. Sunshine: None.
 - iv. Pool: None.
 - v. Neighborhood Watch: None.
7. Meeting adjourned: 7:31 p.m.
- Submitted: Hamp Reid, Secretary
- Approved (5-0-0) at December 18, 2019, BOD meeting.

TREASURER'S REPORT

2019			
Opening Bank Balance		11,537.84	
INCOME	Original Budget	Year to Date	Variance
Assessments	\$ 23,400.00	\$ 23,542.86	\$ 142.86
Interest	\$ -	\$ -	\$ -
Closing Fees	\$ 300.00	\$ 900.00	\$ 600.00
Initiation Fees	\$ 780.00	\$ 2,340.00	\$ 1,560.00
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	\$ 27,201.86	\$ 2,446.86
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	\$ 7,327.84	\$ 3,632.16
Common Area	\$ 7,310.00	\$ 9,289.08	\$ (1,979.08)
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	\$ 1,941.34	\$ 58.66
Telephone	\$ 649.92	\$ 409.94	\$ 239.98
Water	\$ 750.00	\$ 747.55	\$ 2.45
Total Expenditure	\$ 26,352.96	\$ 22,549.07	\$ 3,803.89
Net	\$ (1,597.96)	\$ 4,652.79	\$ 6,250.75
Bank Balance at:		\$ 16,190.63	
November 13, 2019			