



Board of Directors

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Waverly Park Homeowners Association

P. O. Box 26

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Board of Directors Actions  
November 14 to December 18, 2019

**Consents In Lieu of Formal Meeting**

1. November 18, 2019: Set (5-0-0) the 2020 Annual Assessment at \$270.
2. December 15, 2019: Approved (5-0-0) BOD Resolution 2019-02, Commercial Vehicle Parking.

**Regular Monthly Meeting December 18, 2019**

*Directors*

Kevin Reed  
*President*

Steve Dillon  
*Vice President*

Hamp Reid  
*Secretary*

William Walters  
*Treasurer*

Jason Maurath  
*Director*

Meeting via phone

Called to order: 6:30 p.m.

Present at meeting:

- Directors: Steve Dillon, Jason Maurath, Kevin Reed, Hamp Reid, William Walters
  - Others: None
1. Approved (5-0-0) BOD Actions for period ending November 13, 2019.
  2. Reviewed To-Do List:
    - a. Will confirm Hilton estimate to replace pool perimeter landscaping.
    - b. Discussed 2020 budget. Formal budget resolution will be available via email for vote later this month.
    - c. Will send paper invoices for 2020 assessments in early January 2020. Emailing invoices not workable at this time.
    - d. Will get one more estimate for pool house roof replacement.
    - e. Discussed unpaid assessments. William will include unpaid amounts on the 2020 invoices.
  3. Reports:
    - a. Treasurer's Report. See page 2.
      - i. Noted no change in unpaid assessments.
      - ii. Reviewed monthly report.
    - b. Committee Reports
      - i. Architectural: [AC Actions are available on the website](#). AC will move forward with commercial-vehicle-related projects and enforcement per BOD RES 2019-02.
      - ii. Social: Santa Visit done, attendee count pending.
      - iii. Sunshine: None.
      - iv. Pool: None.
      - v. Neighborhood Watch: None.
  4. Meeting adjourned: 7:01 p.m.

Submitted: Hamp Reid, Secretary.

Approved (4-0-1) at BOD Meeting on January 8, 2020.

## TREASURER'S REPORT

<b>2019</b>			
<b>Opening Bank Balance</b>		<b>11,537.84</b>	
<b>INCOME</b>	<b>Original Budget</b>	<b>Year to Date</b>	<b>Variance</b>
Assessments	\$ 23,400.00	\$ 23,518.86	\$ 118.86
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	\$ 24.00	\$ (126.00)
Replacement Card Fees	\$ -	\$ 10.00	\$ 10.00
AC Comm Fines	\$ -	\$ 175.00	\$ 175.00
<b>Total Income</b>	<b>\$ 24,755.00</b>	<b>\$ 27,201.86</b>	<b>\$ 2,446.86</b>
<b>EXPENDITURE</b>	<b>Original Budget</b>	<b>Year to Date</b>	<b>Balance</b>
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	\$ 716.80	\$ (66.80)
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	\$ 6,991.63	\$ 3,968.37
Common Area	\$ 7,310.00	\$ 9,539.08	\$ (2,229.08)
Sunshine Cttee	\$ 200.00	\$ 64.00	\$ 136.00
Social Cttee	\$ 500.00	\$ 212.74	\$ 287.26
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	\$ 2,039.35	\$ (39.35)
Telephone	\$ 649.92	\$ 409.94	\$ 239.98
Water	\$ 750.00	\$ 777.05	\$ (27.05)
<b>Total Expenditure</b>	<b>\$ 26,352.96</b>	<b>\$ 23,432.17</b>	<b>\$ 2,920.79</b>
<b>Net</b>	<b>\$ (1,597.96)</b>	<b>\$ 3,769.69</b>	<b>\$ 5,367.65</b>
<b>Bank Balance at: December 17, 2019</b>		<b>\$ 15,307.53</b>	