



Board of Directors

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Waverly Park Homeowners Association

P. O. Box 26

Lebanon, GA 30146

waverlypark.net

Board of Directors Actions
December 19, 2019 to January 8, 2020

Consents In Lieu of Formal Meeting

1. January 1, 2020: Approved (5-0-0) BOD Resolution 2020-01, the 2020 Budget.

Regular Monthly Meeting January 8, 2020

Directors

Kevin Reed
President

Steve Dillon
Vice President

Hamp Reid
Secretary

William Walters
Treasurer

Jason Maurath
Director

Meeting at Reeds', 398 Westchester

Called to order: 6:39 p.m.

Present at meeting:

- Directors: Steve Dillon, Jason Maurath, Kevin Reed, Hamp Reid; (William Walters out of town)
- Others: None

1. Approved (4-0-1) BOD Actions for period ending December 18, 2019.
2. Reviewed To-Do List:
 - a. Discussed 3 bids for pool house roof replacement. Kevin will contact bidders for clarifications on some issues.
 - b. No change in status of pool perimeter landscape replacement.
 - c. 2020 Annual Assessment Invoices were mailed on January 5.
 - d. William will mail notices to 3 non-resident owners who did not pay the full 2020 assessment amount.
3. Reports:
 - a. Treasurer's Report. See page 2.
 - i. Reviewed Treasurer's Report
 - 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.

4. Meeting adjourned: 7:33 p.m.

Submitted: Hamp Reid, Secretary

Approved (5-0-0) on February 11, 2020, via email.

TREASURER'S REPORT

2020			
Opening Bank Balance	at 1/1/2020	15,342.06	
INCOME	Original Budget	Year to Date	Variance
Assessments	\$ 24,300.00	\$ 780.00	\$ (23,520.00)
Interest	\$ -	\$ -	\$ -
Closing Fees	\$ 700.00	\$ -	\$ (700.00)
Initiation Fees	\$ 1,890.00	\$ -	\$ (1,890.00)
Late Fees	\$ 189.00	\$ -	\$ (189.00)
Lien fees	\$ 100.00	\$ -	\$ (100.00)
Replacement Card Fees	\$ -	\$ -	\$ -
AC Comm Fines	\$ -	\$ -	\$ -
Total Income	\$ 27,179.00	\$ 780.00	\$ (26,399.00)
EXPENDITURE	Original Budget	Year to Date	Balance
Corp Renewal	\$ 55.00	\$ -	\$ 55.00
Bank Fees	\$ -	\$ -	\$ -
Postage/PO Box	\$ 150.00	\$ 110.00	\$ 40.00
Insurance	\$ 2,000.00	\$ -	\$ 2,000.00
Office Supplies	\$ 65.00	\$ 45.77	\$ 19.23
Janitorial	\$ 720.00	\$ -	\$ 720.00
Prop Taxes	\$ 50.00	\$ -	\$ 50.00
Lien Filing Fees	\$ 60.00	\$ -	\$ 60.00
Health Department	\$ 200.00	\$ -	\$ 200.00
Pool	\$ 12,723.10	\$ 380.59	\$ 12,342.51
Common Area	\$ 8,089.00	\$ -	\$ 8,089.00
Sunshine Cttee	\$ 200.00	\$ -	\$ 200.00
Social Cttee	\$ 500.00	\$ 82.76	\$ 417.24
Website Fees	\$ 150.00	\$ -	\$ 150.00
Pool Trash	\$ 130.00	\$ -	\$ 130.00
Legal Fees	\$ 500.00	\$ -	\$ 500.00
Electricity	\$ 2,150.00	\$ -	\$ 2,150.00
Telephone	\$ 415.00	\$ -	\$ 415.00
Water	\$ 875.00	\$ -	\$ 875.00
Total Expenditure	\$ 29,032.10	\$ 619.12	\$ 28,412.98
Net	\$ (1,853.10)	\$ 160.88	\$ 2,013.98
Bank Balance at 1/7/2020		\$ 15,502.94	