



Board of Directors

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Waverly Park Homeowners Association

P. O. Box 26

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[waverlypark.net](http://waverlypark.net)

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Board of Directors Actions  
January 9 to February 12, 2020

**Consents In Lieu of Formal Meeting**

1. February 3, 2020: Approved (5-0-0) Pool house replacement shingles color.
2. February 11, 2020: Approved (5-0-0) BOD Actions for Period Ending January 8, 2020.

**Regular Monthly Meeting February 12, 2020**

*Directors*

Kevin Reed  
*President*

Steve Dillon  
*Vice President*

Hamp Reid  
*Secretary*

William Walters  
*Treasurer*

Jason Maurath  
*Director*

Meeting at Dillons', 848 Oxford Drive

Called to order: 6:32 p.m.

Present at meeting:

- Directors: Steve Dillon, Kevin Reed, Hamp Reid, William Walters; (Jason Maurath out of town)
  - Others: Hank Kaiser
1. Noted BOD Actions for period ending January 8, 2020, were previously approved.
  2. Reviewed To-Do List:
    - a. Noted that My Roof and Home was low bidder for pool house replacement.
    - b. Approved (4-0-1) Jon Hilton estimate for replacing pool perimeter landscaping timbers and playground mulch.
    - c. Approved (4-0-1) Jon Hilton Common Area lawn care contract renewal.
    - d. Discussed North Metro Pool Maintenance contract; will review.
  3. Agreed (4-0-1) Tentative time and date for annual members meeting: 3:00 pm, Sunday, April 19, 2020 at the pool. Formal notice to members will be sent as by-laws require.
  4. Discussed Georgia Secretary of State reminder that corporation renewals are due by April 1. Noted that except for a late filing fee, there is no other penalty for late renewal until after 90 days. As usual, WPHA will renew after April members meeting so current officers are listed.
  5. Reports:
    - a. Treasurer's Report. See page 3.
      - i. Reviewed unpaid assessments.
      - ii. Reviewed budget.

- b. Committee Reports
    - i. Architectural: Discussed commercial violations. [AC Actions are available on the website.](#)
    - ii. Social: None. Kevin will ask for planned events list through end of year.
    - iii. Sunshine: Gifts cards for new owners are pending.
    - iv. Pool: None.
    - v. Neighborhood Watch: None.
  - 6. New Business
    - a. Hank Kaiser asked BOD consideration of a CCR change to extend the Article VI Section 5 24-hour restriction on boats and RVs to 72 hours. BOD noted a CCR amendment would be required.
  - 7. Meeting adjourned: 7:56 p.m.
- Submitted: Hamp Reid, Secretary
- Approved (5-0-0) on March 4, 2020, via email.

## TREASURER'S REPORT

<b>2020</b>			
<b>Opening Bank Balance</b>		<b>15,342.06</b>	
<b>INCOME</b>	<b>Original Budget</b>	<b>Year to Date</b>	<b>Variance</b>
Assessments	\$ 24,300.00	\$ 8,340.00	\$ (15,960.00)
Interest	\$ -	\$ -	\$ -
Closing Fees	\$ 400.00	\$ -	\$ (400.00)
Initiation Fees	\$ 1,080.00	\$ -	\$ (1,080.00)
Late Fees	\$ 189.00	\$ -	\$ (189.00)
Lien fees	\$ 100.00	\$ -	\$ (100.00)
Replacement Card Fees	\$ -	\$ -	\$ -
AC Comm Fines	\$ -	\$ -	\$ -
<b>Total Income</b>	<b>\$ 26,069.00</b>	<b>\$ 8,340.00</b>	<b>\$ (17,729.00)</b>
<b>EXPENDITURE</b>	<b>Original Budget</b>	<b>Year to Date</b>	<b>Balance</b>
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	\$ 1,088.99	\$ 11,634.11
Common Area	\$ 8,839.00	\$ 250.00	\$ 8,589.00
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	\$ 97.69	\$ 2,052.31
Telephone	\$ 415.00	\$ -	\$ 415.00
Water	\$ 875.00	\$ 13.50	\$ 861.50
<b>Total Expenditure</b>	<b>\$ 29,782.10</b>	<b>\$ 1,888.71</b>	<b>\$ 27,893.39</b>
<b>Net</b>	<b>\$ (3,713.10)</b>	<b>\$ 6,451.29</b>	<b>\$ 10,164.39</b>
<b>Bank Balance at: February 13, 2020</b>		<b>\$ 21,793.35</b>	