



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  
February 13 to March 18, 2020

**Consents In Lieu of Formal Meeting**

1. March 4, 2020: Approved (5-0-0) BOD Actions for Period Ending February 12, 2020.
2. March 6, 2020: Set (5-0-0) Annual Members Meeting for 3:00 p.m., Sunday, April 19, 2020 at WP Pool.

*Directors*

Kevin Reed  
*President*

Steve Dillon  
*Vice President*

Hamp Reid  
*Secretary*

William Walters  
*Treasurer*

Jason Maurath  
*Director*

**Regular Monthly Meeting March 18, 2020**

Meeting via phone conference.

Called to order: 6:32 p.m.

Present at meeting:

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

1. Noted Board Actions for Period Ending February 12, 2020, previously approved.
2. Reviewed To-Do List:
  - a. Noted pool house roof replacement completed, contractor paid.
  - b. Noted previously approved pool landscape perimeter replacement will begin soon.
  - c. Noted pool maintenance contract with North Metro Pool signed.
  - d. Noted common area lawn care contract with Jon Hilton signed.
  - e. Noted annual corporation renewal will be delayed until after annual meeting so that new directors are shown.
  - f. Discussed possible coronavirus disruption to annual meeting and pool opening.
    - i. Agreed that meeting notices should be sent as required.
    - ii. Postponement may be required.
    - iii. Agreed that a press release explaining actions is needed.
      1. Playground should be closed.
      2. County Health will determine pool opening.

3. Reports:
  - a. Treasurer's Report. See page 3.
    - i. Ten unpaid assessments.
    - ii. Reviewed budget.
  - b. Committee Reports
    - i. Architectural: [AC Actions are available on the website.](#)
    - ii. Social: None.
    - iii. Sunshine: Attempted delivery of welcome letter, gift card; no luck.
    - iv. Pool: Noted a new restrooms cleaner needed for 2020.
    - v. Neighborhood Watch: None.
4. Jason announced he would resign as a director effective March 31, 2020. His house will be on the market shortly.
5. Meeting adjourned: 7:22 p.m.

Submitted: Hamp Reid, Secretary

Approved (4-0-0) on April 15, 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	\$ 21,060.00	\$ (3,240.00)
Prior Year Assessments	\$ -	\$ 260.00	\$ 260.00
Interest	\$ -	\$ 14.00	\$ 14.00
Closing Fees	\$ 400.00	\$ -	\$ (400.00)
Initiation Fees	\$ 1,080.00	\$ -	\$ (1,080.00)
Late Fees	\$ 189.00	\$ 26.00	\$ (163.00)
Lien fees	\$ 100.00	\$ 62.00	\$ (38.00)
Replacement Card Fees	\$ -	\$ -	\$ -
AC Comm Fines	\$ -	\$ -	\$ -
<b>Total Income</b>	<b>\$ 26,069.00</b>	<b>\$ 21,422.00</b>	<b>\$ (4,647.00)</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	\$ 7,302.31	\$ 5,420.79
Common Area	\$ 8,839.00	\$ 500.00	\$ 8,339.00
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	\$ 124.90	\$ 2,025.10
Telephone	\$ 415.00	\$ -	\$ 415.00
Water	\$ 875.00	\$ 27.00	\$ 848.00
<b>Total Expenditure</b>	<b>\$ 29,782.10</b>	<b>\$ 8,392.74</b>	<b>\$ 21,389.36</b>
<b>Net</b>	<b>\$ (3,713.10)</b>	<b>\$ 13,029.26</b>	<b>\$ 16,742.36</b>
<b>Bank Balance at:</b>		<b>\$ 28,371.32</b>	
<b>March 18, 2020</b>			