



Board of Directors

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Waverly Park Homeowners Association

P. O. Box 26

Lebanon, GA 30146

waverlypark.net

**Board of Directors Actions
March 19 to April 15, 2020**

Consents In Lieu of Formal Meeting

1. March 20, 2020: Approved (5-0-0) Board COVID-19 Statement
2. April 7, 2020: Approved (4-0-0) Filing Corporation Renewal prior to annual members meeting.
3. April 13, 2020: Approved (4-0-0) Postponing Annual Members Meeting and sending notice to homeowners via newsletter and Facebook group.
4. April 15, 2020: Approved (4-0-0) Board Actions for Period ending March 18, 2020.

Directors

*Kevin Reed
President*

*Steve Dillon
Vice President*

*Hamp Reid
Secretary*

*William Walters
Treasurer*

Regular Monthly Meeting April 15, 2020

Meeting by phone conference

Called to order: 6:32 p.m.

Present at meeting:

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

1. Noted previous month's minutes were approved earlier.
2. Reviewed To-Do List:
 - a. Pool perimeter landscaping pending.
 - b. New restroom cleaner picked.
 - c. Playground swing seat replacement; slide repair
 - i. Approved (4-0-0) \$45 for swing seat replacement
 - d. Discussed COVID-19 impact on pool opening; will discuss further with pool contractor.
 - e. Pool trash service activated for May 13.
 - f. Pool phone to be activated when pool inspection date set.
 - g. Pool house pressure washing set for April 17.
 - h. Discussed sending yard and house spring cleanup reminder to homeowners.
3. Reports:
 - a. Treasurer's Report. See page 3.
 - i. Will send notices to 10 unpaid assessments this week (April 17) that liens will be filed on May 15.
 - ii. Noted difficulties releasing/filing liens while courthouse closed. Exploring online options.
 - iii. Reviewed budget.

- b. Committee Reports
 - i. Architectural: [AC Actions are available on the website.](#)
 - ii. Social: None.
 - iii. Sunshine: Form welcome letter to Board for OK soon.
 - iv. Pool: Noted “pool testers” Steve Dillon, David Scott and George Snipes will continue this year. Thank You!
 - v. Neighborhood Watch: None.
- 4. Discussed food trucks in the neighborhood.
- 5. Meeting adjourned: 7:39 p.m.

Submitted: Hamp Reid, Secretary

Approved (4-0-0) on April 17, 2020, via email.

TREASURER'S REPORT

2020			
Opening Bank Balance		15,342.06	
INCOME	Original Budget	Year to Date	Variance
Assessments	\$ 24,300.00	\$ 21,330.00	\$ (2,970.00)
Prior Year Assessments	\$ -	\$ 260.00	\$ 260.00
Interest	\$ -	\$ 14.00	\$ 14.00
Closing Fees	\$ 400.00	\$ 200.00	\$ (200.00)
Initiation Fees	\$ 1,080.00	\$ 540.00	\$ (540.00)
Late Fees	\$ 189.00	\$ 53.00	\$ (136.00)
Lien fees	\$ 100.00	\$ 62.00	\$ (38.00)
Replacement Card Fees	\$ -	\$ -	\$ -
AC Comm Fines	\$ -	\$ 150.00	\$ 150.00
Total Income	\$ 26,069.00	\$ 22,609.00	\$ (3,460.00)
EXPENDITURE	Original Budget	Year to Date	Balance
Corp Renewal	\$ 55.00	\$ 30.00	\$ 25.00
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	\$ 7,654.31	\$ 5,068.79
Common Area	\$ 8,839.00	\$ 750.00	\$ 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	\$ 221.13	\$ 1,928.87
Telephone	\$ 415.00	\$ -	\$ 415.00
Water	\$ 875.00	\$ 40.50	\$ 834.50
Total Expenditure	\$ 29,782.10	\$ 9,134.47	\$ 20,647.63
Net	\$ (3,713.10)	\$ 13,474.53	\$ 17,187.63
Bank Balance at:		\$ 28,816.59	
April 15, 2020			