



Board of Directors

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Waverly Park Homeowners Association

P. O. Box 26

Lebanon, GA 30146

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

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Board of Directors Actions  
April 16 to May 13, 2020

**Consents In Lieu of Formal Meeting**

1. April 17, 2020: Approved (4-0-0) Board Actions for Period Ending April 15, 2020.
2. April 29, 2020: Approved (4-0-0) Sunshine Committee new homeowner welcome letter.
3. April 30, 2020: Approved (4-0-0) Minutes of BOD Special Meeting of April 23, 2020.
4. May 3, 2020: Approved (4-0-0) Pool perimeter landscaping change.
5. May 12, 2020: Approved (4-0-0) Pool restroom urinal repair parts \$35.00.

*Directors*

Kevin Reed  
*President*

Steve Dillon  
*Vice President*

Hamp Reid  
*Secretary*

William Walters  
*Treasurer*

**Regular Monthly Meeting May 13, 2020**

Meeting by phone conference

Called to order: 6:31 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. Noted playground swing seats replacements on order; Due June 1.
  - b. Discussed postponed annual meeting
    - i. Rescheduling still unknown pending government guidance.
    - ii. Possible fall meeting.
    - iii. Hamp to research possible alternatives to in person meeting.
  - c. Noted county health pool inspection planned for first week of June.
    - i. Per county health, passing inspection is not authority to open the pool. COVID-19 restrictions must be followed.
  - d. Noted pool phone line broken during landscaping.
    - i. Phone line scheduled for repair.
    - ii. Phone service activation is scheduled for May 18.
  - e. Noted restroom urinal leak repair parts ordered.
    - i. Will seek water bill credit.
  - f. Noted Kevin cleaned pool house gutters and painted door vents.
  - g. Noted bicyclists are moving rocks from the walking trail diversion berm and digging in walking trail to create jumps.
    - i. Increases trail erosion from rain water runoff.
    - ii. Hamp will publish newsletter and Facebook item asking for bicyclists' help.

3. Reports:
  - a. Treasurer's Report. See page 3.
    - i. Reviewed budget.
    - ii. Discussed collection action for one homeowner with several years' unpaid assessments.
    - iii. Discussed website (waverlypark.net) funding/payments.
  - b. Committee Reports
    - i. Architectural: [AC Actions are available on the website.](#)
    - ii. Social: None.
    - iii. Sunshine: None
    - iv. Pool: Noted earlier discussion on opening.
    - v. Neighborhood Watch: None.
4. Discussed food trucks at the pool.
  - a. Agreed (4-0-0) to allow a pre-arranged food truck to park at the pool to deliver previously-received orders.
  - b. Residents should take away orders and not gather.
  - c. Truck crew will be allowed to use restrooms.
5. Meeting adjourned: 8:08 p.m.

Submitted: Hamp Reid, Secretary

Approved (4-0-0) on June 1, 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           | \$ 23,163.04        | \$ (1,136.96)       |
| Prior Year Assessments      | \$ -                   | \$ 646.96           | \$ 646.96           |
| Interest                    | \$ -                   | \$ 14.00            | \$ 14.00            |
| Closing Fees                | \$ 400.00              | \$ 300.00           | \$ (100.00)         |
| Initiation Fees             | \$ 1,080.00            | \$ 810.00           | \$ (270.00)         |
| Late Fees                   | \$ 189.00              | \$ 168.38           | \$ (20.62)          |
| Lien fees                   | \$ 100.00              | \$ 62.00            | \$ (38.00)          |
| Replacement Card Fees       | \$ -                   | \$ -                | \$ -                |
| AC Comm Fines               | \$ -                   | \$ 150.00           | \$ 150.00           |
| <b>Total Income</b>         | <b>\$ 26,069.00</b>    | <b>\$ 25,314.38</b> | <b>\$ (754.62)</b>  |
|                             |                        |                     |                     |
|                             |                        |                     |                     |
| <b>EXPENDITURE</b>          | <b>Original Budget</b> | <b>Year to Date</b> | <b>Balance</b>      |
| 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           | \$ 8,739.31         | \$ 3,983.79         |
| Common Area                 | \$ 8,839.00            | \$ 5,170.00         | \$ 3,669.00         |
| Sunshine Cttee              | \$ 200.00              | \$ -                | \$ 200.00           |
| Social Cttee                | \$ 500.00              | \$ 82.76            | \$ 417.24           |
| Website Fees                | \$ 150.00              | \$ -                | \$ 150.00           |
| Pool Trash                  | \$ 130.00              | \$ 69.00            | \$ 61.00            |
| Legal Fees                  | \$ 500.00              | \$ -                | \$ 500.00           |
| Electricity                 | \$ 2,150.00            | \$ 264.40           | \$ 1,885.60         |
| Telephone                   | \$ 415.00              | \$ -                | \$ 415.00           |
| Water                       | \$ 875.00              | \$ 314.50           | \$ 560.50           |
| <b>Total Expenditure</b>    | <b>\$ 29,782.10</b>    | <b>\$ 15,025.74</b> | <b>\$ 14,756.36</b> |
|                             |                        |                     |                     |
| <b>Net</b>                  | <b>\$ (3,713.10)</b>   | <b>\$ 10,288.64</b> | <b>\$ 14,001.74</b> |
|                             |                        |                     |                     |
| <b>Bank Balance at:</b>     |                        | <b>\$ 25,630.70</b> |                     |
| <b>May 13, 2020</b>         |                        |                     |                     |