



Board of Directors

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Waverly Park Homeowners Association

P. O. Box 26

Lebanon, GA 30146

waverlypark.net

Board of Directors Actions
June 11 to July 14, 2020

Consents In Lieu of Formal Meeting

1. June 15, 2020: Approved (4-0-0) Board Resolution 2020-02 COVID-19 Supplemental Common Area Rules
2. July 2, 2020: Approved (4-0-0) Special BOD June 1, 2020, Meeting Minutes

Regular Monthly Meeting July 14, 2020

Directors

Kevin Reed
President

Steve Dillon
Vice President

Hamp Reid
Secretary

William Walters
Treasurer

Meeting at WP Pool.

Called to order: 6:34 p.m.

Present at meeting:

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

1. Noted previous month's minutes are pending.
2. Reviewed To-Do List:
 - a. Noted 2 of 3 playground swings have been replaced.
 - b. Pool opening COVID-19 requirements completed:
 - i. Waiver and Rules Acknowledgement form completed.
 1. Noted to date 54 homeowners had returned signed forms.
 - ii. Signed forms drop-off schedule published.
 - iii. Signage installed.
 - iv. Pool opened with COVID-19 restrictions on June 25.
 - v. Noted pool phone line repaired; phone activated.
 - vi. Noted urinal leak was repaired on May 26.
 1. Noted excessive water bill; Cherokee Water granted a partial refund.
 - vii. Pool house rain gutters cleaned.
 - viii. Noted annual insurance payment made.
 - ix. Noted annual website fees paid.
3. Discussed July 11 dog-in-pool violation.
 - a. Agreed to 30-day suspension of homeowner's pool privileges.
4. Discussed holding annual members meeting while complying with COVID-19 restrictions and rising COVID numbers..

5. Reports:
 - a. Treasurer's Report. See page 3.
 - b. Committee Reports
 - i. Architectural: [AC Actions are available on the website.](#)
 1. Noted several parking violations need attention.
 - ii. Social: None.
 - iii. Sunshine: None
 - iv. Pool: Noted earlier pool discussion.
 - v. Neighborhood Watch: None.
6. Discussed future plans.
 - a. Resurface pool parking lot.
 - b. Stain playground equipment.
7. Discussed homeowner communications and agreed that the current method of asking homeowners to use email is solid and provides both confidentiality and record keeping.
 - a. Noted WPHA officers and committees contact information is still available on the [Contact Us webpage.](#)
8. Meeting adjourned: 8:08 p.m.

Submitted: Hamp Reid, Secretary

Approved (3-0-1) on July 21, 2020, via email. All three directors present at the meeting approved.

TREASURER'S REPORT

2020			
Opening Bank Balance		15,342.06	
INCOME	Original Budget	Year to Date	Variance
Assessments	\$ 24,300.00	\$ 23,760.00	\$ (540.00)
Prior Year Assessments	\$ -	\$ 646.96	\$ 646.96
Interest	\$ -	\$ 18.08	\$ 18.08
Closing Fees	\$ 400.00	\$ 600.00	\$ 200.00
Initiation Fees	\$ 1,080.00	\$ 1,620.00	\$ 540.00
Late Fees	\$ 189.00	\$ 242.38	\$ 53.38
Lien fees	\$ 100.00	\$ 62.00	\$ (38.00)
Replacement Card Fees	\$ -	\$ -	\$ -
AC Comm Fines	\$ -	\$ 150.00	\$ 150.00
Total Income	\$ 26,069.00	\$ 27,099.42	\$ 1,030.42
EXPENDITURE	Original Budget	Year to Date	Balance
Corp Renewal	\$ 55.00	\$ 30.00	\$ 25.00
Bank Fees	\$ -	\$ -	\$ -
Postage/PO Box	\$ 150.00	\$ 190.00	\$ (40.00)
Insurance	\$ 2,000.00	\$ 1,965.00	\$ 35.00
Office Supplies	\$ 65.00	\$ 45.77	\$ 19.23
Janitorial	\$ 720.00	\$ 300.00	\$ 420.00
Prop Taxes	\$ 50.00	\$ -	\$ 50.00
Lien Filing Fees	\$ 60.00	\$ 181.13	\$ (121.13)
Health Department	\$ 200.00	\$ 200.00	\$ -
Pool	\$ 12,723.10	\$ 10,254.42	\$ 2,468.68
Common Area	\$ 8,839.00	\$ 5,920.00	\$ 2,919.00
Sunshine Cttee	\$ 200.00	\$ -	\$ 200.00
Social Cttee	\$ 500.00	\$ 82.76	\$ 417.24
Website Fees	\$ 150.00	\$ 150.04	\$ (0.04)
Pool Trash	\$ 130.00	\$ 140.97	\$ (10.97)
Legal Fees	\$ 500.00	\$ -	\$ 500.00
Electricity	\$ 2,150.00	\$ 735.76	\$ 1,414.24
Telephone	\$ 415.00	\$ 188.81	\$ 226.19
Water	\$ 875.00	\$ 314.50	\$ 560.50
Total Expenditure	\$ 29,782.10	\$ 20,699.16	\$ 9,082.94
Net	\$ (3,713.10)	\$ 6,400.26	\$ 10,113.36
Bank Balance at:		\$ 21,742.32	
July 14, 2020			