



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  
July 15 to August 11, 2020

**Consents In Lieu of Formal Meeting**

1. July 21, 2020: Approved (4-0-0) Board Actions for Period Ending June 10, 2020.
2. July 21, 2020: Approved (3-0-1) Board Actions for Period Ending July 14, 2020. Actions approved by all directors present at the July 14 meeting.

*Directors*

Kevin Reed  
*President*

Steve Dillon  
*Vice President*

Hamp Reid  
*Secretary*

William Walters  
*Treasurer*

**Regular Monthly Meeting August 11, 2020**

Meeting at WP Pool.

Called to order: 6:32 p.m.

Present at meeting:

- Directors: Steve Dillon, Kevin Reed, Hamp Reid, William Walters
- Others: Dave Scott

1. Noted minutes for periods ending June 10 and July 14 previously approved.
2. Reviewed To-Do List:
  - a. Third replacement playground swing seat received and installed.
  - b. Continuing to monitor pandemic conditions to schedule postponed annual members meeting.
  - c. Insurance premium paid
  - d. Noted security camera maintenance \$121.80
  - e. Noted restroom urinal report bill of \$211.37
  - f. Noted parking lot light repaired by Sawnee; covered by monthly fee.
  - g. Parking lot repaving: Will budget in CY 2021
  - h. Discussed formal appointment letter for committees as it relates to insurance coverage.
3. Reports:
  - a. Treasurer's Report. See page 3.
    - i. Reviewed budget.
    - ii. Noted receipt of a homeowner's Chapter 13 filing and discussed impact on future assessments. .
    - iii. Three homeowners with unpaid assessments for one or more years.

- b. Committee Reports
  - i. Architectural:
    - 1. [AC Actions are available on the website.](#)
    - 2. Noted 2 parking violations sent.
    - 3. Will send WPPX, WPHO FB Group yard maintenance reminder
    - 4. Discussed committee participation.
  - ii. Social:
    - 1. Noted receipt of a homeowner's offer to plan events.
  - iii. Sunshine:
    - 1. One delivery; baby.
  - iv. Pool:
    - 1. In pool light timer to be repaired by pool contractor.
    - 2. Committee down one member.
    - 3. Noted possibility of pool drain down to reduce cyanuric acid level; schedule for regular closed days.
  - v. Neighborhood Watch:
    - 1. Will ask NW to document pool parking lot towing agreement with Mauldin.
- 4. Meeting adjourned: 7:48 p.m.

Submitted: Hamp Reid, Secretary

Approved (4-0-0) on August 25, 2020, via email.

## TREASURER'S REPORT

<b>2020</b>			
Opening Bank Balance		<b>15,342.06</b>	
<b>INCOME</b>	<b>Original Budget</b>	<b>Year to Date</b>	<b>Variance</b>
Assessments	\$ 24,300.00	\$ 23,760.00	\$ (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	\$ 112.00	\$ 12.00
Replacement Card Fees	\$ -	\$ -	\$ -
AC Comm Fines	\$ -	\$ 150.00	\$ 150.00
<b>Total Income</b>	<b>\$ 26,069.00</b>	<b>\$ 27,149.42</b>	<b>\$ 1,080.42</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	\$ 301.80	\$ (151.80)
Insurance	\$ 2,000.00	\$ 2,003.00	\$ (3.00)
Office Supplies	\$ 65.00	\$ 45.77	\$ 19.23
Janitorial	\$ 720.00	\$ 765.00	\$ (45.00)
Prop Taxes	\$ 50.00	\$ -	\$ 50.00
Lien Filing Fees	\$ 60.00	\$ 232.89	\$ (172.89)
Health Department	\$ 200.00	\$ 200.00	\$ -
Pool	\$ 12,723.10	\$ 11,297.67	\$ 1,425.43
Common Area	\$ 8,839.00	\$ 6,291.80	\$ 2,547.20
Sunshine Cttee	\$ 200.00	\$ 169.95	\$ 30.05
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	\$ 1,018.47	\$ 1,131.53
Telephone	\$ 415.00	\$ 188.81	\$ 226.19
Water	\$ 875.00	\$ 314.50	\$ 560.50
<b>Total Expenditure</b>	<b>\$ 29,782.10</b>	<b>\$ 23,233.43</b>	<b>\$ 6,548.67</b>
<b>Net</b>	<b>\$ (3,713.10)</b>	<b>\$ 3,915.99</b>	<b>\$ 7,629.09</b>
<b>Bank Balance at:</b>		<b>\$ 19,258.05</b>	
<b>August 10, 2020</b>			