



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  
August 12 to September 8, 2020

**Consents In Lieu of Formal Meeting**

1. August 25, 2020: Approved (4-0-0) Board Actions for Period Ending August 11, 2020.

**Regular Monthly Meeting September 8, 2020**

*Directors*

Kevin Reed  
*President*

Steve Dillon  
*Vice President*

Hamp Reid  
*Secretary*

William Walters  
*Treasurer*

Meeting at WP Pool.

Called to order: 6:32 p.m.

Present at meeting:

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

1. Noted minutes for period ending August 11 previously approved.
2. Reviewed To-Do List:
  - a. Approved (4-0-0) Last swim day Sunday, September 27.
    - i. Pool maintenance contracts expire end of September.
    - ii. No "heat wave" in weather forecast to justify pool remaining open past September.
    - iii. Will suspend pool trash and phone services.
    - iv. Pool contractor will move pool furniture under cover of pool house,
    - v. Restrooms to be winterized.
  - b. Discussed repaving pool parking lot.
  - c. Approved (4-0-0) delaying next members meeting until April, 2021.
  - d. Reviewed Mauldin contract to tow illegal vehicles from the pool lot.
    - i. Mauldin no longer in towing business; recommended Ingram's.
    - ii. Agreed that a towing contract not needed.
  - e. Noted that a review of insurance coverage related to directors and committee members is ongoing with agent.

3. Reports:
  - a. Treasurer's Report. See page 3.
    - i. Reviewed budget.
    - ii. Noted three homeowners with one or more years' unpaid assessments.
      1. One HO is attempting refinance; payoff info for lien release sent to agent.
      2. Discussed collection action for one homeowner with several years' unpaid assessments.
  - b. Committee Reports
    - i. Architectural: [AC Actions are available on the website.](#)
      1. Four parking/trailer/yard violations issued in August.
      2. Yard care reminder still pending.
    - ii. Social: None.
    - iii. Sunshine: None
    - iv. Pool: None.
    - v. Neighborhood Watch: None.
4. Reviewed WP Email List and WPHO Facebook Group membership.
  - a. All but four homeowners are being reached by Waverly Park Press Extras (WPPX).
5. Noted non-resident owner of 717 Habersham has changed their name.
  - a. Agent contact info is unchanged.
6. Meeting adjourned: 7:41 p.m.

Submitted: Hamp Reid, Secretary

Approved (4-0-0) on September 11, 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	\$ 23,760.00	\$ (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	\$ 1,515.00	\$ (795.00)
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	\$ 10,932.39	\$ 1,790.71
Common Area	\$ 8,839.00	\$ 6,541.80	\$ 2,297.20
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	\$ 1,289.88	\$ 860.12
Telephone	\$ 415.00	\$ 347.04	\$ 67.96
Water	\$ 875.00	\$ 337.70	\$ 537.30
<b>Total Expenditure</b>	<b>\$ 29,782.10</b>	<b>\$ 24,320.99</b>	<b>\$ 5,461.11</b>
<b>Net</b>	<b>\$ (3,713.10)</b>	<b>\$ 2,828.43</b>	<b>\$ 6,541.53</b>
<b>Bank Balance at:</b>		<b>\$ 18,170.49</b>	
<b>September 8, 2020</b>			