



Board of Directors

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Waverly Park Homeowners Association

P. O. Box 26

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**Board of Directors Actions  
October 22 to November 19, 2020**

**Consents In Lieu of Formal Meeting**

1. November 4, 2020: Approved (4-0-0) BOD Actions for period ending October 21, 2020.
2. November 19, 2020: Approved (4-0-0) 2021 Annual Budget.

**Regular Monthly Meeting November 19, 2020**

***Directors***

**Kevin Reed  
President**

**Steve Dillon  
Vice President**

**Hamp Reid  
Secretary**

**William Walters  
Treasurer**

Meeting via Zoom.

Called to order: 6:31 p.m.

Present at meeting:

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

1. Noted minutes for period ending October 21 previously approved.
2. Noted 2021 budget previously approved (4-0-0). A formal BOD resolution to implement is pending.
3. Reviewed To-Do List:
  - a. Noted
    - i. Pool restrooms to be winterized this week.
    - ii. Pool furniture to be moved undercover next week.
  - b. Discussed need for another 2021 assessment amount notice prior to sending invoices in January 2021.
  - c. Noted use of Zoom for BOD meeting working well. Discussed logistics of using Zoom for an members meeting should COVID-19 still be an issue.
  - d. Discussed insurance coverage for committees' members. Insurer seems reluctant to commit.
4. Declined (4-0-0) an offer to host Santa due to COVID-19.
5. Reviewed 2021 budget as approved.

## 6. Reports:

- a. Treasurer's Report. See page 3.
    - i. Reviewed report.
    - ii. Discussed collection action for one homeowner with several years' unpaid assessments.
  - b. Committee Reports
    - i. Architectural:
      1. Noted the [AC Actions page on the website is up-to-date.](#)
      2. AC Guide update for property maintenance is pending.
    - ii. Social: None.
    - iii. Sunshine: None
    - iv. Pool: None.
    - v. Neighborhood Watch: None.
7. Meeting adjourned: 7:14 p.m.

Submitted: Hamp Reid, Secretary

Approved (4-0-0) on December 4, 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	\$ 24,030.00	\$ (270.00)
Prior Year Assessments	\$ -	\$ 826.88	\$ 826.88
Interest	\$ -	\$ 24.87	\$ 24.87
Closing Fees	\$ 400.00	\$ 700.00	\$ 300.00
Initiation Fees	\$ 1,080.00	\$ 1,890.00	\$ 810.00
Late Fees	\$ 189.00	\$ 269.38	\$ 80.38
Lien fees	\$ 100.00	\$ 212.00	\$ 112.00
Replacement Card Fees	\$ -	\$ -	\$ -
AC Comm Fines	\$ -	\$ 150.00	\$ 150.00
<b>Total Income</b>	<b>\$ 26,069.00</b>	<b>\$ 28,103.13</b>	<b>\$ 2,034.13</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	\$ 2,205.00	\$ (1,485.00)
Prop Taxes	\$ 50.00	\$ 76.16	\$ (26.16)
Lien Filing Fees	\$ 60.00	\$ 284.65	\$ (224.65)
Health Department	\$ 200.00	\$ 200.00	\$ -
Pool	\$ 12,723.10	\$ 12,571.48	\$ 151.62
Common Area	\$ 8,839.00	\$ 7,041.80	\$ 1,797.20
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	\$ 1,789.70	\$ 360.30
Telephone	\$ 415.00	\$ 420.95	\$ (5.95)
Water	\$ 875.00	\$ 567.80	\$ 307.20
<b>Total Expenditure</b>	<b>\$ 29,782.10</b>	<b>\$ 28,081.83</b>	<b>\$ 1,700.27</b>
<b>Net</b>	<b>\$ (3,713.10)</b>	<b>\$ 21.30</b>	<b>\$ 3,734.40</b>
Bank Balance at:		<b>\$ 15,363.36</b>	
<b>November 19, 2020</b>			