



Board of Directors

wpha.bod@gmail.com

Waverly Park Homeowners Association

P. O. Box 26

Lebanon, GA 30146

waverlypark.net

Board of Directors Actions
November 20 to December 9, 2020

Consents In Lieu of Formal Meeting

1. December 4, 2020: Approved (4-0-0) BOD Actions for Period Ending November 19, 2020.

Regular Monthly Meeting December 9, 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 November 19, 2020, previously approved.
2. Reviewed To-Do List:
 - a. Noted
 - i. Required notice of annual assessment amount published on December 1, 2020.
 - ii. Paper assessment invoices (for \$270 plus any arrears) will be mailed to homeowners in mid-January 2021, with a due date of February 28, 2021.
 - iii. Continuing to learn about Zoom meetings capabilities; survey during meeting possible.
 - iv. Insurance agent response to coverage of committee members question was a firm "maybe". More follow-up.
 - v. No change in past due assessments.

3. Reports:

- a. Treasurer's Report. See page 3.
 - i. Discussed status of billing for Common Area lights.
- b. Committee Reports
 - i. Architectural: [AC Actions are available on the website.](#)
 1. Discussed AC membership and member violations.
 - ii. Social: None.
 - iii. Sunshine: None
 - iv. Pool: None.
 - v. Neighborhood Watch: None.

4. Noted:

- a. BOD Resolution to implement the 2021 budget is pending.
- b. WP Email List to be regularly shared with the BOD.
- c. Annual WP Directory update is planned for late December. Last update was September, 2019.
- d. WP entrance sign Christmas decorations will be up on December 10. Thanks to the Scheiwes for providing electricity.

5. Meeting adjourned: 7:12 p.m.

Submitted: Hamp Reid, Secretary

Approved (4-0-0) on December 23, 2020, via email.

TREASURER'S REPORT

2020			
Opening Bank Balance		15,342.06	
INCOME	Original Budget	Year to Date	Variance
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
Total Income	\$ 26,069.00	\$ 28,103.13	\$ 2,034.13
EXPENDITURE	Original Budget	Year to Date	Balance
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	\$ 7,291.80	\$ 1,547.20
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	\$ 1,891.43	\$ 258.57
Telephone	\$ 415.00	\$ 420.95	\$ (5.95)
Water	\$ 875.00	\$ 567.80	\$ 307.20
Total Expenditure	\$ 29,782.10	\$ 28,433.56	\$ 1,348.54
Net	\$ (3,713.10)	\$ (330.43)	\$ 3,382.67
Bank Balance at:		\$ 15,011.63	
December 9, 2020			