



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  
December 10, 2020 to January 13, 2021

**Consents In Lieu of Formal Meeting**

1. December 23, 2020: Approved (4-0-0) Board Actions for period ending December 9, 2020.
2. January 1, 2021: Approved (4-0-0) BOD Resolution 2021-01, adopting the 2021 budget and authorizing the Treasurer to pay bills.

*Directors*

Kevin Reed  
*President*

Steve Dillon  
*Vice President*

Hamp Reid  
*Secretary*

William Walters  
*Treasurer*

**Regular Monthly Meeting January 13, 2021**

Meeting via Zoom.

Called to order: 6:33 p.m.

Present at meeting:

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

1. Noted minutes for period ending December 9, 2020, previously approved.
2. Reviewed To-Do List:
  - a. Noted
    - i. Getting bids for lawncare services.
    - ii. Getting bids for pool maintenance.
    - iii. Zoom platform testing for possible use for annual members meeting continues.
    - iv. No further info from insurance agent regarding committee members coverage.
    - v. Discussed past due assessments.
3. Reports:
  - a. Treasurer's Report. See page 2.
  - b. Committee Reports
    - i. Architectural: [AC Actions are available on the website.](#) Discussed committee membership.
    - ii. Social: None.
    - iii. Sunshine: None
    - iv. Pool: Discussed committee chair position.
    - v. Neighborhood Watch: Discussed security cameras.
4. Meeting adjourned: 7:11 p.m.

Submitted: Hamp Reid, Secretary

Approved (4-0-0) on February 8, 2021, via email.

## TREASURER'S REPORT

<b>2021</b>			
<b>Opening Bank Balance</b>		<b>13,868.63</b>	
<b>INCOME</b>	<b>Original Budget</b>	<b>Year to Date</b>	<b>Variance</b>
Assessments	\$ 24,300.00	\$ 780.00	\$(23,520.00)
Prior Year Assessments	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -
Closing Fees	\$ 700.00	\$ -	\$ (700.00)
Initiation Fees	\$ 1,890.00	\$ -	\$ (1,890.00)
Late Fees	\$ 189.00	\$ -	\$ (189.00)
Lien fees	\$ 100.00	\$ -	\$ (100.00)
Replacement Card Fees	\$ -	\$ -	\$ -
AC Comm Fines	\$ -	\$ -	\$ -
<b>Total Income</b>	<b>\$ 27,179.00</b>	<b>\$ 780.00</b>	<b>\$(26,399.00)</b>
<b>EXPENDITURE</b>	<b>Original Budget</b>	<b>Year to Date</b>	<b>Balance</b>
Corp Renewal	\$ 55.00	\$ -	\$ 55.00
Bank Fees	\$ -	\$ -	\$ -
Postage/PO Box	\$ 150.00	\$ -	\$ 150.00
Insurance	\$ 2,000.00	\$ -	\$ 2,000.00
Office Supplies	\$ 65.00	\$ -	\$ 65.00
Janitorial	\$ 2,850.00	\$ -	\$ 2,850.00
Prop Taxes	\$ 50.00	\$ -	\$ 50.00
Lien Filing Fees	\$ 60.00	\$ -	\$ 60.00
Health Department	\$ 200.00	\$ -	\$ 200.00
Pool	\$ 7,761.78	\$ -	\$ 7,761.78
Common Area	\$ 5,419.00	\$ -	\$ 5,419.00
Sunshine Cttee	\$ 200.00	\$ -	\$ 200.00
Social Cttee	\$ 500.00	\$ -	\$ 500.00
Website/Zoom Fees	\$ 300.00	\$ -	\$ 300.00
Pool Trash	\$ 130.00	\$ -	\$ 130.00
Legal Fees	\$ 500.00	\$ -	\$ 500.00
Electricity	\$ 2,150.00	\$ -	\$ 2,150.00
Telephone	\$ 415.00	\$ -	\$ 415.00
Water	\$ 875.00	\$ -	\$ 875.00
Incidental	\$ 1,500.00	\$ -	\$ 1,500.00
<b>Total Expenditure</b>	<b>\$ 25,180.78</b>	<b>\$ -</b>	<b>\$ 25,180.78</b>
<b>Net</b>	<b>\$ 1,998.22</b>	<b>\$ 780.00</b>	<b>\$ (1,218.22)</b>
<b>Bank Balance at:</b>		<b>\$ 14,648.63</b>	
<b>January 14, 2021</b>			