



Board of Directors

wpha.bod@gmail.com

Waverly Park Homeowners Association

P. O. Box 26

Lebanon, GA 30146

waverlypark.net

**Board of Directors Actions
January 14 - February 11, 2021**

Consents In Lieu of Formal Meeting

1. January 21, 2021: Approved (4-0-0) removal of tree leaning over pool parking lot.
2. January 28, 2021: Approved (4-0-0) \$675 for security camera recorder replacement.
3. January 31, 2021: Appointed (4-0-0) seven homeowners to Architectural Committee.
4. February 8, 2021: Approved (4-0-0) Board Actions for period ending January 13, 2021.

Regular Monthly Meeting February 11, 2021

Meeting via Zoom.

Called to order: 6:30 p.m.

Present at meeting:

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

1. Noted minutes for period ending January 13, 2021, previously approved.
2. Reviewed To-Do List:
 - a. Lawn care service: Solicited 3 bids; received 2.
 - i. Accepted (4-0-0) Hilton bid.
 - b. Pool maintenance: Solicited 3 bids; received 2.
 - i. Accepted (4-0-0) North Metro Pool bid.
 - c. Security camera system:
 - i. Recorder replaced as previously approved. Approved \$675, actual \$584.
 - ii. One camera sun damaged and requires replacement.
 1. Approved (4-0-0) \$611.60 for replacement camera.
 2. Will investigate camera sun screen or cover.
 - iii. Discussed new local router for camera and key card system access.
 - iv. Discussed internet access.
 - d. Tree leaning over parking lot removed as previously approved. Final costs \$750 as approved.
 - e. Annual Members Meeting:
 - i. Discussed using Zoom. Agreed meeting management would be complicated.
 - ii. Agreed to plan for in-person meeting if COVID restrictions can be met, i.e., spread-out in parking lot.

Directors

*Kevin Reed
President*

*Steve Dillon
Vice President*

*Hamp Reid
Secretary*

*William Walters
Treasurer*

- f. Pool Cleaning and Opening:
 - i. Twice-daily cleaning requirement still in place for 2021.
 - ii. Discussed approved cleaning solvents.
 - iii. Discussed operating procedures.
 - iv. Target opening on Mother's Day, May 9, 2021.
 - g. Pressure wash pool house. Kevin will coordinate.
 - h. Corporation Renewal. William will file.
3. Reports:
- a. Treasurer's Report. See page 3.
 - i. To date, 35 2021 assessments have been paid. Due date is February 28.
 - ii. Will advise the one homeowner with multi-years past due assessments that legal action will be taken if no payment received by March 31, 2021.
 - b. Committee Reports
 - i. Architectural: [AC Actions are available on the website.](#)
 - 1. Noted now seven committee members.
 - ii. Social: None.
 - iii. Sunshine: None
 - iv. Pool: No report.
 - 1. Appointed (4-0-0) Dave Scott committee chair.
 - v. Neighborhood Watch: Noted Cherokee County Sheriff called to parking lot on January 21, 2021, for a number of possible trespassers.
4. New business.
- a. Received complaints of Common Area dog walkers not picking up after their pets.
 - i. Noted there are no free poop zones in WP. All grass is part of someone's lot.
 - ii. Will explore adding a poop bag dispenser on the Common Area. Users would be required to take their used bags home for disposal.
 - b. Consider new No Trespassing signs emphasizing that the Common Area is private property available for use only by Waverly Park residents and their accompanied guests.
5. Meeting adjourned: 7:50 p.m.

Submitted: Hamp Reid, Secretary

Approved (4-0-0) on February 17, 2021, via email.

TREASURER'S REPORT

2021			
Opening Bank Balance		13,868.63	
INCOME	Original Budget	Year to Date	Variance
Assessments	\$ 24,300.00	\$ 9,450.00	\$ (14,850.00)
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	\$ -	\$ -	\$ -
Total Income	\$ 27,179.00	\$ 9,450.00	\$ (17,729.00)
EXPENDITURE	Original Budget	Year to Date	Balance
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	\$ 738.00	\$ 7,023.78
Common Area	\$ 5,419.00	\$ 250.00	\$ 5,169.00
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	\$ 94.33	\$ 2,055.67
Telephone	\$ 415.00	\$ -	\$ 415.00
Water	\$ 875.00	\$ 14.65	\$ 860.35
Incidental	\$ 1,500.00	\$ 1,334.01	\$ 165.99
Total Expenditure	\$ 25,180.78	\$ 2,430.99	\$ 22,749.79
Net	\$ 1,998.22	\$ 7,019.01	\$ 5,020.79
Balance at:		\$ 20,887.64	
February 11, 2021			