



Board of Directors

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Waverly Park Homeowners Association

P. O. Box 26

Lebanon, GA 30146

waverlypark.net

**Board of Directors Actions
February 12 - March 10, 2021**

Consents In Lieu of Formal Meeting

1. February 16, 2021: Approved (4-0-0) Annual Members Meeting on April 18, 2021.
2. February 16, 2021: Approved pool open dates of May 8 – September 19, 2021.
3. February 17, 2021: Approved (4-0-0) Board Actions for period ending February 11, 2021.

Directors

Kevin Reed
President

Steve Dillon
Vice President

Hamp Reid
Secretary

William Walters
Treasurer

Regular Monthly Meeting March 10, 2021

Meeting via Zoom. Switched to phone conference at 7:10 p.m.

Called to order: 6:31 p.m.

Present at meeting:

- Directors: Steve Dillon (left 7:47 p.m.), Kevin Reed, Hamp Reid, William Walters
- Others: None

1. Noted minutes for period ending February 11, 2021, previously approved.
2. Reviewed To-Do List; Noted:
 - a. Pool maintenance contract signed and returned.
 - b. Lawn contract signature pending
 - c. Parking lot light repaired by Sawnee.
 - d. Purchase approved on "No Trespassing & Dog Cleanup signs."
 - e. Tag camera replaced today (March 10.)
 - f. COVID guidance for pool and annual meeting will likely be the same as last year.
 - g. Pressure wash of pool building estimate pending.
 - h. William will review pool key card status for recent home ownership changes.
 - i. Pool house fans are original. Discussed possible replacements.
 - j. Pool house water heater is original.
 - k. Need for new pool furniture storage cover.
3. Discussed annual meeting location in pool parking lot with no restrooms available.

4. Reports:

- a. Treasurer's Report. See page 3.
 - i. To date, 76 of 90 assessments paid.
 - ii. Statements will be sent to unpaid.
 - iii. Discussed HOA letter requirements for refinances.
 - b. Committee Reports
 - i. Architectural: [AC Actions are available on the website.](#)
 - ii. Social: None.
 - iii. Sunshine: Welcome to Habersham baby.
 - iv. Pool: Steve Dillion will continue; Dave Scott as chair.
 - v. Neighborhood Watch: None.
5. Discussed adding internet for pool key card and security camera management.
6. Meeting adjourned: 8:03 p.m.

Submitted: Hamp Reid, Secretary

Approved (4-0-0) on March 28, 2021, via email.

TREASURER'S REPORT

2021			
Opening Bank Balance		13,868.63	
INCOME	Original Budget	Year to Date	Variance
Assessments	\$ 24,300.00	\$ 20,682.00	\$ (3,618.00)
Prior Year Assessments	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -
Closing Fees	\$ 700.00	\$ 100.00	\$ (600.00)
Initiation Fees	\$ 1,890.00	\$ 270.00	\$ (1,620.00)
Late Fees	\$ 189.00	\$ -	\$ (189.00)
Lien fees	\$ 100.00	\$ -	\$ (100.00)
Replacement Card Fees	\$ -	\$ -	\$ -
AC Comm Fines	\$ -	\$ -	\$ -
Total Income	\$ 27,179.00	\$ 21,052.00	\$ (6,127.00)
EXPENDITURE	Original Budget	Year to Date	Balance
Corp Renewal	\$ 55.00	\$ 30.00	\$ 25.00
Bank Fees	\$ -	\$ -	\$ -
Postage/PO Box	\$ 150.00	\$ 55.00	\$ 95.00
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	\$ 1,107.00	\$ 6,654.78
Common Area	\$ 5,419.00	\$ 500.00	\$ 4,919.00
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	\$ 186.98	\$ 1,963.02
Telephone	\$ 415.00	\$ -	\$ 415.00
Water	\$ 875.00	\$ 29.30	\$ 845.70
Incidental	\$ 1,500.00	\$ 1,334.01	\$ 165.99
Total Expenditure	\$ 25,180.78	\$ 3,442.29	\$ 21,738.49
Net	\$ 1,998.22	\$ 17,609.71	\$ 15,611.49
Balance at:		\$ 31,478.34	
March 10, 2021			