



Board of Directors

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Waverly Park Homeowners Association

P. O. Box 26

Lebanon, GA 30146

waverlypark.net

**Board of Directors Actions
March 11 – April 14, 2021**

Consents In Lieu of Formal Meeting

1. March 28, 2021: Approved (4-0-0) Board Actions for Period Ending March 10, 2021.

Regular Monthly Meeting April 14, 2021

Meeting at WP Pool.

Called to order: 6:32 p.m.

Present at meeting:

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

1. Noted minutes for period ending March 10, 2021, previously approved.
2. Reviewed To-Do List:
 - a. No Trespassing/Dog Cleanup signs ready to install.
 - b. Pool restroom cleanup person set. No change in CDC daily cleaning guidelines from last year.
 - c. Pool house pressure wash completed.
 - d. Reviewed planning for Annual Members Meeting on April 18.
 - e. County Health pool inspection set for May 3, 2021.
 - f. Previously approved pool open dates May 8 – September 19.
 - g. Pool phone activated week of April 19.
 - h. Pool key cards de-activated until new owners sign waivers.
 - i. Research collection actions for one unpaid assessments.
 - j. Discussed pool house ceiling fans paint or replace.
3. Reports:
 - a. Treasurer's Report. See page 2.
 - i. Seven unpaid 2021 assessments; one with multiyear unpaid.
 - ii. One home sale closed during period.
 - b. Committee Reports
 - i. Architectural: [AC Actions are available on the website.](#)
 - ii. Social: None.
 - iii. Sunshine: One new resident gift sent.
 - iv. Pool: None.
 - v. Neighborhood Watch: None.
4. Walked common area and agreed on signs placement.
5. Meeting adjourned: 8:15 p.m.

Submitted: Hamp Reid, Secretary

Approved (4-0-0) on April 18, 2021, via email.

Directors

Kevin Reed
President

Steve Dillon
Vice President

Hamp Reid
Secretary

William Walters
Treasurer

TREASURER'S REPORT

4/14/2021			
Opening Bank Balance		13,868.63	
INCOME	Original Budget	Year to Date	Variance
Assessments	\$ 24,300.00	\$ 22,680.00	\$ (1,620.00)
Prior Year Assessments	\$ -	\$ 20.13	\$ 20.13
Interest	\$ -	\$ -	\$ -
Closing Fees	\$ 700.00	\$ 200.00	\$ (500.00)
Initiation Fees	\$ 1,890.00	\$ 540.00	\$ (1,350.00)
Late Fees	\$ 189.00	\$ 189.00	\$ -
Lien fees	\$ 100.00	\$ 100.00	\$ -
Replacement Card Fees	\$ -	\$ -	\$ -
AC Comm Fines	\$ -	\$ -	\$ -
Total Income	\$ 27,179.00	\$ 23,729.13	\$ (3,449.87)
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	\$ 25.88	\$ 34.12
Health Department	\$ 200.00	\$ 200.00	\$ -
Pool	\$ 7,761.78	\$ 1,407.00	\$ 6,354.78
Common Area	\$ 5,419.00	\$ 750.00	\$ 4,669.00
Sunshine Cttee	\$ 200.00	\$ -	\$ 200.00
Social Cttee	\$ 500.00	\$ -	\$ 500.00
Website/Zoom Fees	\$ 300.00	\$ -	\$ 300.00
Pool Trash	\$ 130.00	\$ 74.97	\$ 55.03
Legal Fees	\$ 500.00	\$ -	\$ 500.00
Electricity	\$ 2,150.00	\$ 228.59	\$ 1,921.41
Telephone	\$ 415.00	\$ -	\$ 415.00
Water	\$ 875.00	\$ 42.80	\$ 832.20
Incidental	\$ 1,500.00	\$ 2,046.08	\$ (546.08)
Total Expenditure	\$ 25,180.78	\$ 4,860.32	\$ 20,320.46
Net	\$ 1,998.22	\$ 18,868.81	\$ 16,870.59
Balance at:		\$ 32,737.44	
4/14/2021			