



Board of Directors

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Waverly Park Homeowners Association

P. O. Box 26

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**Board of Directors Actions  
April 15 – May 6, 2021**

**Consents In Lieu of Formal Meeting**

1. April 15, 2021: Approved (4-0-0) Pool house ceiling fans purchase.
2. April 18, 2021: Approved (4-0-0) Board Actions for Period Ending April 14, 2021.
3. April 18, 2021: Noted five directors elected at today's Members Meeting.
4. April 20, 2021: Approved (5-0-0) John Kreeger appointment as Neighborhood Watch chair.
5. April 25, 2021: Approved (5-0-0) Minutes of April 18 Members Meeting.
6. April 26, 2021: Approved (5-0-0) Minutes of April 18 Special BOD Meeting.

**Regular Monthly Meeting May 6, 2021**

Meeting at pool.

Called to order: 6:34 p.m.

Present at meeting:

- Directors: Steve Dillon, Kevin Reed, Hamp Reid, David Scott
- Others: None

1. Noted Consents In Lieu of Formal Meeting listed above.
2. Reviewed To-Do List:
  - a. No Trespassing/Dog Cleanup signs in place.
  - b. Pool house cleaner is set.
  - c. Annual Meeting was held on April 18, 2021.
  - d. County pool inspection completed on May 3. Passed with 100.
  - e. Pool phone is working and synced with 911.
  - f. Pool house ceiling fans have been replaced.
  - g. Kevin met with new Neighborhood Watch Chair.
  - h. Kevin cleaned out pool house side rain gutter.
  - i. Confirmed trash service with Cycle Works.
  - j. Discussed new county requirement in 2022 for "No Diving" tiles around pool.
  - k. Discussed parking lot resurface/sealing/relining. Dave will get estimates.
  - l. Hamp will price internet at pool.
  - m. Approved (4-0-1) pool schedule change and related additional costs:
    - i. May 8 – May 30: Open Tuesday through Sunday
    - ii. May 31 – July 31: Open seven days.
    - iii. \$540 from Social to Pool for additional cleaning costs.
  - n. Will further investigate pool maintenance company suggestion to keep pool closed one day per week to allow regular shocking to avoid unplanned closures for drain downs during the season.

*Directors*

*Kevin Reed  
President*

*Steve Dillon  
Vice President*

*Hamp Reid  
Secretary*

*William Walters  
Treasurer*

*David Scott  
Director*

- o. Noted 40 homes have not signed COVID waivers and their pool cards are not active.
  - p. Continuing research on legal and collection actions against homeowner with multiple years unpaid assessments.
  - q. Noted three liens filed with the county for unpaid 2021 assessments.
3. Reports:
- a. Treasurer’s Report. William provided report. See page 3.
  - b. Committee Reports
    - i. Architectural:
      - 1. Property Maintenance in [Architectural Guide](#) has been updated to clarify maintenance expectations.
      - 2. [AC Actions are available on the website.](#)
    - ii. Social: None.
    - iii. Sunshine: None
    - iv. Pool: As discussed earlier in the meeting.
    - v. Neighborhood Watch: Noted contact made with Cherokee County Sheriff’s Office. Board will do appointment letter.
4. No new business.
5. Meeting adjourned: 7:44 p.m.

Submitted: Hamp Reid, Secretary

Approved (5-0-0) on May 26, 2021, via email. Although William was not present at the meeting, he approves the minutes and notes items he submitted were recorded correctly.

## 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>
<b>Assessments</b>	\$ 24,300.00	\$ 23,490.00	\$ (810.00)
<b>Prior Year Assessments</b>	\$ -	\$ 20.13	\$ 20.13
<b>Interest</b>	\$ -	\$ -	\$ -
<b>Closing Fees</b>	\$ 700.00	\$ 200.00	\$ (500.00)
<b>Initiation Fees</b>	\$ 1,890.00	\$ 540.00	\$ (1,350.00)
<b>Late Fees</b>	\$ 189.00	\$ 297.00	\$ 108.00
<b>Lien fees</b>	\$ 100.00	\$ 100.00	\$ -
<b>Replacement Card Fees</b>	\$ -	\$ -	\$ -
<b>AC Comm Fines</b>	\$ -	\$ -	\$ -
<b>Total Income</b>	\$ 27,179.00	\$ 24,647.13	\$ (2,531.87)
<b>EXPENDITURE</b>	<b>Original Budget</b>	<b>Year to Date</b>	<b>Balance</b>
<b>Corp Renewal</b>	\$ 55.00	\$ 30.00	\$ 25.00
<b>Bank Fees</b>	\$ -	\$ -	\$ -
<b>Postage/PO Box</b>	\$ 150.00	\$ 55.00	\$ 95.00
<b>Insurance</b>	\$ 2,000.00	\$ -	\$ 2,000.00
<b>Office Supplies</b>	\$ 65.00	\$ -	\$ 65.00
<b>Janitorial</b>	\$ 2,850.00	\$ -	\$ 2,850.00
<b>Prop Taxes</b>	\$ 50.00	\$ -	\$ 50.00
<b>Lien Filing Fees</b>	\$ 60.00	\$ 103.51	\$ (43.51)
<b>Health Department</b>	\$ 200.00	\$ 200.00	\$ -
<b>Pool</b>	\$ 7,761.78	\$ 1,941.00	\$ 5,820.78
<b>Common Area</b>	\$ 5,419.00	\$ 1,150.00	\$ 4,269.00
<b>Sunshine Cttee</b>	\$ 200.00	\$ -	\$ 200.00
<b>Social Cttee</b>	\$ 500.00	\$ -	\$ 500.00
<b>Website/Zoom Fees</b>	\$ 300.00	\$ -	\$ 300.00
<b>Pool Trash</b>	\$ 130.00	\$ 74.97	\$ 55.03
<b>Legal Fees</b>	\$ 500.00	\$ -	\$ 500.00
<b>Electricity</b>	\$ 2,150.00	\$ 327.49	\$ 1,822.51
<b>Telephone</b>	\$ 415.00	\$ -	\$ 415.00
<b>Water</b>	\$ 875.00	\$ 56.30	\$ 818.70
<b>Incidental</b>	\$ 1,500.00	\$ 2,046.08	\$ (546.08)
<b>Total Expenditure</b>	\$ 25,180.78	\$ 5,984.35	\$ 19,196.43
<b>Net</b>	\$ 1,998.22	\$ 18,662.78	\$ 16,664.56
<b>Balance at:</b>		\$ 32,531.41	
<b>5/6/2021</b>			