



Board of Directors

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Waverly Park Homeowners Association

P. O. Box 26

Lebanon, GA 30146

waverlypark.net

Board of Directors Actions

May 7 – June 9, 2021

Consents In Lieu of Formal Meeting

1. May 13, 2021: Approved (5-0-0) Seven-day pool opening beginning May 31.
2. May 26, 2021: Approved (5-0-0) Board Actions for period ending May 6, 2021.

Regular Monthly Meeting June 9, 2021

Directors

**Kevin Reed
President**

**Steve Dillon
Vice President**

**Hamp Reid
Secretary**

**William Walters
Treasurer**

**David Scott
Director**

Meeting at pool.

Called to order: 6:33 p.m.

Present at meeting:

- Directors: Steve Dillon, Kevin Reed, Hamp Reid, David Scott, William Walters
- Others: John Kreeger, Neighborhood Watch

1. Noted prior Consents In Lieu of Formal Meeting as listed above.
2. Reviewed To-Do List:
 - a. Insurance annual premium of \$2,112 OK to pay. Increase is \$109.
 - b. Parking lot resurface/sealing: 1 quote received, 2 others pending.
 - c. Pool camera: Checked tag reader.
 - d. Playset sealing: Estimates pending.
 - e. Reviewed internet service quote. No action at this time.
 - f. Discussed collection and legal actions to take against homeowner with multiple years unpaid assessments.
 - g. Reviewed fireworks discharge in pool parking lot. People identified. Two directors will discuss with their parents.
 - h. Discussed prohibition of fireworks discharge on the Common Area. Treat future incidents as CCR nuisance violations.
 - i. Discussed response to homeowner concerned about fireworks discharge at pool.
 - j. Discussed COVID restrictions.
 - i. Will maintain waiver requirements.
 - ii. Continue twice daily cleanings.
 - iii. Approved (5,0,0) putting limited pool furniture back in service with users responsible for cleaning with provided cleaner.
3. Discussed Legacy Transfer fee waivers for property ownership changes. Agreed the waivers are intended for inheritances and not sales.
 - a. BOD Resolution 2018-04 will be updated to clarify.

4. Reports:

- a. Treasurer's Report. See page 3.
 - b. Committee Reports
 - i. Architectural: [AC Actions are available on the website.](#)
 - ii. Social: None.
 - iii. Sunshine: 1 baby, 2 new homeowners welcomed.
 - iv. Pool: Nothing more than previously discussed.
 - c. Neighborhood Watch: Established contact with LT Hand at Cherokee County Sheriff Hickory Flat Precinct. Routine communications to the public are via CCSO Facebook page. Citizens should use 9-1-1 for emergencies.
5. Meeting adjourned: 7:57 p.m.

Submitted: Hamp Reid, Secretary

Approved (5-0-0) on June 27, 2021, via email.

TREASURER'S REPORT

2021			
Opening Bank Balance		13,868.63	
INCOME	Original Budget	Year to Date	Variance
Assessments	\$ 24,300.00	\$ 23,760.00	\$ (540.00)
Prior Year Assessments	\$ -	\$ 20.13	\$ 20.13
Interest	\$ -	\$ 4.24	\$ 4.24
Closing Fees	\$ 700.00	\$ 300.00	\$ (400.00)
Initiation Fees	\$ 1,890.00	\$ 810.00	\$ (1,080.00)
Late Fees	\$ 189.00	\$ 324.00	\$ 135.00
Lien fees	\$ 100.00	\$ 200.00	\$ 100.00
Overpayments	\$ -	\$ 182.47	\$ 182.47
Replacement Card Fees	\$ -	\$ -	\$ -
AC Comm Fines	\$ -	\$ -	\$ -
Total Income	\$ 27,179.00	\$ 25,600.84	\$ (1,578.16)
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	\$ 2,112.00	\$ (112.00)
Office Supplies	\$ 65.00	\$ -	\$ 65.00
Janitorial	\$ 2,850.00	\$ 330.00	\$ 2,520.00
Prop Taxes	\$ 50.00	\$ -	\$ 50.00
Lien Filing Fees	\$ 60.00	\$ 129.39	\$ (69.39)
Health Department	\$ 200.00	\$ 200.00	\$ -
Pool	\$ 7,761.78	\$ 2,564.73	\$ 5,197.05
Common Area	\$ 5,419.00	\$ 1,648.84	\$ 3,770.16
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	\$ 554.76	\$ 1,595.24
Telephone	\$ 415.00	\$ 211.12	\$ 203.88
Water	\$ 875.00	\$ 77.50	\$ 797.50
Incidental	\$ 1,500.00	\$ 2,046.08	\$ (546.08)
Total Expenditure	\$ 25,180.78	\$ 10,034.39	\$ 15,146.39
Net	\$ 1,998.22	\$ 15,566.45	\$ 13,568.23
Balance at:		\$ 29,435.08	
6/9/2021			