



Board of Directors

wpha.bod@gmail.com

Waverly Park Homeowners Association

P. O. Box 26

Lebanon, GA 30146

waverlypark.net

Board of Directors Actions

June 10 – July 14, 2021

Consents In Lieu of Formal Meeting

1. June 22, 2021: Approved (5-0-0) pool chemical pump replacement for \$435.25.
2. June 27, 2021: Approved (5-0-0) BOD Actions for Period ending June 9, 2021.

Directors

Kevin Reed
President

Steve Dillon
Vice President

Hamp Reid
Secretary

William Walters
Treasurer

David Scott
Director

Regular Monthly Meeting July 14, 2021

Meeting at pool.

1. Called to order: 6:33 p.m.

Present at meeting:

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

1. Noted the three directors present are a quorum.
2. Noted Board Consents In Lieu of Formal Meeting Listed above.
3. Reviewed To-Do List:
 - a. Fireworks at pool discussed with parents. No further action at this time.
 - b. Tag camera monitor review continues.
 - c. Playset resealing: bids pending; likely push until 2022.
 - d. Parking lot resurface/reseal: possible reseal for now; resurface likely to require special assessment approval by the WPHA membership.
 - e. Reviewed 2 collection agencies' proposals for homeowner with multiple years unpaid assessments.
 - f. Pool main pump issues continue.
 - g. Noted BOD Resolution 2018-04 update with legacy transfer clarification agreed to in June is pending.
4. Discussed pool opening dates and COVID cleaning requirements.
5. 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: 3 babies and 3 new residents welcomed.
 - iv. Pool: None.
 - v. Neighborhood Watch: None.

6. New Business

- a. Discussed possible WPHA files backups: Cloud, external HD
7. Meeting adjourned: 8:17 p.m.

Submitted: Hamp Reid, Secretary

Approved (3-0-2) at August 11 board meeting. Directors not present at the July 14 meeting did not vote.

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	\$ 400.00	\$ (300.00)
Initiation Fees	\$ 1,890.00	\$ 1,080.00	\$ (810.00)
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	\$ 25,970.84	\$ (1,208.16)
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	\$ 1,150.24	\$ 1,699.76
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	\$ 3,317.07	\$ 4,444.71
Common Area	\$ 5,419.00	\$ 1,898.84	\$ 3,520.16
Sunshine Cttee	\$ 200.00	\$ -	\$ 200.00
Social Cttee	\$ 500.00	\$ -	\$ 500.00
Website/Zoom Fees	\$ 300.00	\$ 150.04	\$ 149.96
Pool Trash	\$ 130.00	\$ 152.91	\$ (22.91)
Legal Fees	\$ 500.00	\$ -	\$ 500.00
Electricity	\$ 2,150.00	\$ 828.58	\$ 1,321.42
Telephone	\$ 415.00	\$ 326.09	\$ 88.91
Water	\$ 875.00	\$ 181.50	\$ 693.50
Incidental	\$ 1,500.00	\$ 2,046.08	\$ (546.08)
Total Expenditure	\$ 25,180.78	\$ 12,577.74	\$ 12,603.04
Net	\$ 1,998.22	\$ 13,393.10	\$ 11,394.88
Balance at:		\$ 27,261.73	
7/14/2021			