



Board of Directors

[wpha.bod@gmail.com](mailto:wpha.bod@gmail.com)

Waverly Park Homeowners Association

P. O. Box 26

Lebanon, GA 30146

[waverlypark.net](http://waverlypark.net)

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Board of Directors Actions  
July 15 – August 11, 2021

**Consents In Lieu of Formal Meeting**

1. July 31, 2021: Approved (5,0,0) Board Resolution 2018-04 Fees Schedule As Amended

**Regular Monthly Meeting August 11, 2021**

*Directors*

Kevin Reed  
*President*

Steve Dillon  
*Vice President*

Hamp Reid  
*Secretary*

William Walters  
*Treasurer*

David Scott  
*Director*

Meeting by conference call due to weather.

Called to order: 6:34 p.m.

Present at meeting:

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

1. Noted Consents in Lieu as listed above.
2. Approved (3-0-2) Board Actions for period ending July 14, 2021.
3. Reviewed To-Do List:
  - a. Parking lot resurface/reseal: No further estimates.
  - b. Pool:
    - i. Will ask pool maintenance or inspector for rule cite on “No Diving” tiles requirement.
    - ii. No back wash issues on main pump in over a month – appears OK.
  - c. WPHA files storage: Discussed possible problems with copying files to Kevin via thumb drive.
4. Discussed collection agencies’ quotes for homeowner with multi-years unpaid assessments.
  - a. ACR questions answered.
  - b. Additional questions to ACR on indemnification.
  - c. Agreed to final in person contact with delinquent homeowner before turning to collections.

5. Reports:

- a. Treasurer's Report. See page 3.
    - i. Discussed moving account overages incidental to Common Area.
  - b. Committee Reports
    - i. Architectural: [AC Actions are available on the website.](#)
    - ii. Social: None.
    - iii. Sunshine: None
    - iv. Pool: None.
    - v. Neighborhood Watch: None.
6. Meeting adjourned: 7:31 p.m.

Submitted: Hamp Reid, Secretary

Approved (5-0-0) on August 24, 2021, via email.

## 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>
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	\$ 500.00	\$ (200.00)
Initiation Fees	\$ 1,890.00	\$ 1,350.00	\$ (540.00)
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	\$ -	\$ -	\$ -
<b>Total Income</b>	<b>\$ 27,179.00</b>	<b>\$ 26,340.84</b>	<b>\$ (838.16)</b>
<b>EXPENDITURE</b>	<b>Original Budget</b>	<b>Year to Date</b>	<b>Balance</b>
Corp Renewal	\$ 55.00	\$ 30.00	\$ 25.00
Bank Fees	\$ -	\$ -	\$ -
Postage/PO Box	\$ 150.00	\$ 161.00	\$ (11.00)
Insurance	\$ 2,000.00	\$ 2,112.00	\$ (112.00)
Office Supplies	\$ 65.00	\$ -	\$ 65.00
Janitorial	\$ 2,850.00	\$ 1,892.37	\$ 957.63
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	\$ 4,331.96	\$ 3,429.82
Common Area	\$ 5,419.00	\$ 2,148.84	\$ 3,270.16
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	\$ 1,107.06	\$ 1,042.94
Telephone	\$ 415.00	\$ 326.09	\$ 88.91
Water	\$ 875.00	\$ 181.50	\$ 693.50
Incidental	\$ 1,500.00	\$ 2,046.08	\$ (546.08)
<b>Total Expenditure</b>	<b>\$ 25,180.78</b>	<b>\$ 14,969.24</b>	<b>\$ 10,211.54</b>
<b>Net</b>	<b>\$ 1,998.22</b>	<b>\$ 11,371.60</b>	<b>\$ 9,373.38</b>
<b>Balance at:</b>		<b>\$ 25,240.23</b>	
<b>8/11/2021</b>			