



Board of Directors

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Waverly Park Homeowners Association

P. O. Box 26

Lebanon, GA 30146

waverlypark.net

Board of Directors Actions
September 9 – October 13, 2021

Consents In Lieu of Formal Meeting

1. October 13, 2021: Approved (5-0-0) BOD Actions for period ending September 8, 2021, via email.

Regular Monthly Meeting October 13, 2021

Directors

Kevin Reed
President

Steve Dillon
Vice President

Hamp Reid
Secretary

William Walters
Treasurer

David Scott
Director

Meeting at pool.

Called to order: 6:37 p.m.

Present at meeting:

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

1. Noted Consents as listed above.
2. Reviewed To-Do List:
 - a. 2022 Budget considerations
 - i. Pressure wash fence
 - ii. Water heater replacement
 - iii. Parking lot resurface/sealing project
 - iv. "No Diving" tiles around pool's edge
 - v. Other miscellaneous
 - b. Noted pool phone and trash service deactivated/suspended.
 - c. Discussed pool tag camera
 - d. Consider school calendar in setting pool closures.
3. Executive Session
 - a. Discussed actions taken and planned for delinquent homeowner.
 - b. Session notes maintained by Kevin.
4. Approved (4-0-1) 2022 Annual Assessment of \$280.
 - a. \$10 increase is less than the allowed 5% increase of \$13.50.
 - b. Publication to members by December 1, 2021 will be via email and USPS mail.
 - c. Assessment invoices will be mailed or emailed in January, 2022, with due date of February 28, 2022.

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: None
 - iv. Pool: Pool closed as scheduled.
 - v. Neighborhood Watch: None.
6. Meeting adjourned: 7:41 p.m.

Submitted: Hamp Reid, Secretary

Approved (4-0-1) at November 10, 2021 BOD meeting.

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	\$ 700.00	\$ -
Initiation Fees	\$ 1,890.00	\$ 1,890.00	\$ -
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	\$ 27,080.84	\$ (98.16)
EXPENDITURE	Original Budget	Year to Date	Balance
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	\$ 3,427.38	\$ (577.38)
Prop Taxes	\$ 50.00	\$ 79.49	\$ (29.49)
Lien Filing Fees	\$ 60.00	\$ 129.39	\$ (69.39)
Health Department	\$ 200.00	\$ 200.00	\$ -
Pool	\$ 7,761.78	\$ 5,934.47	\$ 1,827.31
Common Area	\$ 5,419.00	\$ 2,648.84	\$ 2,770.16
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	\$ 1,689.57	\$ 460.43
Telephone	\$ 415.00	\$ 545.13	\$ (130.13)
Water	\$ 875.00	\$ 410.50	\$ 464.50
Incidental	\$ 1,500.00	\$ 2,046.08	\$ (546.08)
Total Expenditure	\$ 25,180.78	\$ 19,716.80	\$ 5,463.98
Net	\$ 1,998.22	\$ 7,364.04	\$ 5,365.82
Balance at:		\$ 21,232.67	
10/13/2021			