



Board of Directors

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Waverly Park Homeowners Association

P. O. Box 26

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waverlypark.net

**Board of Directors Actions
November 11 – December 8, 2021**

Consents In Lieu of Formal Meeting

1. November 13, 2021: Approved (4-0-1) BOD Actions for period ending November 10, 2021
2. November 13, 2021: Approved (5-0-0) playground repair proposal by resident.
3. November 16, 2021: Approved (5-0-0) 2022 Assessment Notice to homeowners.
4. November 26, 2021: Approved (5-0-0) 2022 budget. BOD resolution with instructions to treasurer is pending.
5. December 4, 2021: Approved (5-0-0) Waiver of Initiation Fee for buyers of 812 Oxford as they are current WPHA members.

Regular Monthly Meeting December 8, 2021

Meeting via Zoom.

Called to order: 6:33 p.m.

Present at meeting:

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

1. Noted Consents listed above.
2. Reviewed To-Do List:
 - a. Pool/pool house winterized by North Metro on December 3.
 - b. Agreed to consider bids from WP residents for Open Projects List.
 - c. Discussed status of pool "No Diving" markers.
3. Discussed pool water bill and water-filled valve boxes (attributed to recent rainfall). No apparent water leaks from the curb meter to the pool house.

Directors

Kevin Reed
President

Steve Dillon
Vice President

Hamp Reid
Secretary

William Walters
Treasurer

David Scott
Director

4. Reports:

- a. Treasurer's Report. See page 3.
 - i. Discussed pending sales.
 - ii. BOD Resolution 2022-01 will authorize the treasurer to pay the bills in keeping with the 2022 approved budget.
 - iii. 2022 Annual Assessment Notices will be mailed/emailed in early January 2022, to owners of record. Due date is February 28, 2022.
 - b. Committee Reports
 - i. Architectural: [AC Actions are available on the website.](#)
 - ii. Social: None.
 - iii. Sunshine: None
 - iv. Pool: None.
 - v. Neighborhood Watch:
 1. Noted county ordinance prohibits non-street legal vehicles, including dirt bikes, from being operated on county streets.
 2. Noted LT Boughner is now CC Sheriff's Office Hickory Flat Precinct Commander replacing CAPT Hands who was promoted and now commands the Criminal Investigations Division.
5. Meeting adjourned: 7:06 p.m.

Submitted: Hamp Reid, Secretary

Approved (4-0-1) December 18, 2021, via email by all directors present at this 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	\$ 800.00	\$ 100.00
Initiation Fees	\$ 1,890.00	\$ 2,160.00	\$ 270.00
Late Fees	\$ 189.00	\$ 324.00	\$ 135.00
Lien fees	\$ 100.00	\$ 200.00	\$ 100.00
Overpayments	\$ -	\$ 452.47	\$ 452.47
Replacement Card Fees	\$ -	\$ -	\$ -
AC Comm Fines	\$ -	\$ -	\$ -
Total Income	\$ 27,179.00	\$ 27,720.84	\$ 541.84
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	\$ 6,910.83	\$ 850.95
Common Area	\$ 5,419.00	\$ 3,148.84	\$ 2,270.16
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	\$ 2,053.28	\$ 96.72
Telephone	\$ 415.00	\$ 545.13	\$ (130.13)
Water	\$ 875.00	\$ 548.00	\$ 327.00
Incidental	\$ 1,500.00	\$ 2,046.08	\$ (546.08)
Total Expenditure	\$ 25,180.78	\$ 21,694.37	\$ 3,486.41
Net	\$ 1,998.22	\$ 6,026.47	\$ 4,028.25
Balance at:		\$ 19,895.10	
12/8/2021			
Bank Balance		\$ 20,149.97	12/8/2021