



Board of Directors

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Waverly Park Homeowners Association

P. O. Box 26

Lebanon, GA 30146

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

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Board of Directors Actions  
December 9, 2021 – January 12, 2022

**Consents In Lieu of Formal Meeting**

1. December 18, 2021: Approved (4-0-1) BOD Actions for period ending December 8, 2021.
2. January 5, 2022: Approved (5-0-0) BOD Resolution 2022-01, publishing the 2022 Budget

***Directors***

Kevin Reed  
*President*

Steve Dillon  
*Vice President*

Hamp Reid  
*Secretary*

William Walters  
*Treasurer*

David Scott  
*Director*

**Regular Monthly Meeting January 12, 2022**

Meeting via Zoom.

Called to order: 6:34 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. 2022 Assessment Invoices printed and mailed on January 11 to homeowners of record.
  - b. Discussed Open Projects List
    - i. Release list this week
    - ii. Consider projects bids from WP residents
    - iii. Bids due February 4;
    - iv. Projects must be completed in April.
  - c. Pool furniture covered with tarp on December 31.
  - d. Table repaired.
  - e. Parking lot resurface/reseal – No change.
  - f. Pool “No Diving” tiles – Pool contactor discussing requirement with county health.
3. Discussed adding rental restrictions to CCRs. 6 of 90 homes are now owned by non-resident owners.

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: Gift cards to new residents
    - iv. Pool: None.
    - v. Neighborhood Watch: None.
5. Switched to second Zoom session at 7:09 p.m.
6. Meeting adjourned: 7:17 p.m.

Submitted: Hamp Reid, Secretary

Approved (4-0-1) February 8, 2022, via email by all directors present at this meeting.

## TREASURER'S REPORT

<b>2022</b>			
Opening Bank Balance		<b>20,225.32</b>	
<b>INCOME</b>	<b>Original Budget</b>	<b>Year to Date</b>	<b>Variance</b>
Assessments	\$ 25,200.00	\$ 1,090.00	\$(24,110.00)
Prior Year Assessments	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -
Closing Fees	\$ 700.00	\$ 300.00	\$ (400.00)
Initiation Fees	\$ 1,960.00	\$ 540.00	\$ (1,420.00)
Late Fees	\$ 196.00	\$ -	\$ (196.00)
Lien fees	\$ 100.00	\$ -	\$ (100.00)
Overpayments	\$ -	\$ -	\$ -
Replacement Card Fees	\$ -	\$ -	\$ -
AC Comm Fines	\$ -	\$ -	\$ -
<b>Total Income</b>	<b>\$ 28,156.00</b>	<b>\$ 1,930.00</b>	<b>\$(26,226.00)</b>
<b>EXPENDITURE</b>	<b>Original Budget</b>	<b>Year to Date</b>	<b>Balance</b>
Corp Renewal	\$ 55.00	\$ -	\$ 55.00
Bank Fees	\$ -	\$ -	\$ -
Postage/PO Box	\$ 150.00	\$ -	\$ 150.00
Insurance	\$ 2,112.00	\$ -	\$ 2,112.00
Office Supplies	\$ 65.00	\$ 47.06	\$ 17.94
Janitorial	\$ 2,660.00	\$ -	\$ 2,660.00
Prop Taxes	\$ 80.00	\$ -	\$ 80.00
Lien Filing Fees	\$ 60.00	\$ -	\$ 60.00
Health Department	\$ 200.00	\$ -	\$ 200.00
Pool	\$ 7,730.00	\$ 388.00	\$ 7,342.00
Common Area	\$ 9,150.00	\$ -	\$ 9,150.00
Sunshine Cttee	\$ 200.00	\$ -	\$ 200.00
Social Cttee	\$ 449.00	\$ -	\$ 449.00
Website/Zoom Fees	\$ 300.00	\$ -	\$ 300.00
Pool Trash	\$ 150.00	\$ -	\$ 150.00
Legal Fees	\$ 500.00	\$ -	\$ 500.00
Electricity	\$ 2,150.00	\$ -	\$ 2,150.00
Telephone	\$ 545.00	\$ -	\$ 545.00
Water	\$ 600.00	\$ -	\$ 600.00
Incidental	\$ 1,000.00	\$ -	\$ 1,000.00
<b>Total Expenditure</b>	<b>\$ 28,156.00</b>	<b>\$ 435.06</b>	<b>\$ 27,720.94</b>
<b>Net</b>	<b>\$ -</b>	<b>\$ 1,494.94</b>	<b>\$ 1,494.94</b>
<b>Balance</b>		<b>\$ 21,720.26</b>	
	<b>Bank Balance</b>	<b>\$ 21,720.26</b>	<b>1/12/2022</b>