



Board of Directors

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Waverly Park Homeowners Association

P. O. Box 26

Lebanon, GA 30146

waverlypark.net

Board of Directors Actions
January 13 – February 9, 2022

Consents In Lieu of Formal Meeting

1. February 8, 2022: Approved (4-0-1) Board Actions for Period Ending January 12, 2022.

Regular Monthly Meeting February 9, 2022

Directors

Kevin Reed
President

Steve Dillon
Vice President

Hamp Reid
Secretary

William Walters
Treasurer

David Scott
Director

Meeting via Zoom.

Called to order: 6:32 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. Bids from one homeowner for each item on the Projects List received.
 - i. Submitted bids plus WPHA-provided supplies is less than prior commercial bids.
 - ii. Accepted (4-0-1) Carnahan bids for projects.
 - iii. Hamp will send acceptance and contract to Carnahan from BOD email.
 - b. Pool cleaning contract pends determination of COVID-related requirements.
 - c. Approved (4-0-1) North Metro Pool 2022 year round service contract.
 - d. Approved (4-0-1) replacement of antiquated pool chlorinator by North Metro Pools for \$626.
 - e. Conditionally approved (4-0-1) installation of embedded “No Diving” tiles on pool deck by North Metro Pools for \$800. Subject to confirmation with county health that no grandfather exemption applies.
 - f. Discussed lawn care contract renewal.
 - g. Research continues for possible rental restrictions for WP properties.

3. Reports:

- a. Treasurer's Report. See page 3.
 - i. \$200 Annual pool inspection fee paid.
 - ii. 40 assessments paid to date.
 - b. Committee Reports
 - i. Architectural: [AC Actions are available on the website.](#)
 - ii. Social: None.
 - iii. Sunshine: Submitted invoice for new homeowners' gift cards.
 - iv. Pool: None.
 - v. Neighborhood Watch: None.
4. Began second Zoom session: 7:09
 5. Meeting adjourned: 7:50 p.m.

Submitted: Hamp Reid, Secretary

Approved (4-0-1) February 23, 2022, via email by all directors present at this meeting.

TREASURER'S REPORT

2022			
Opening Bank Balance		20,225.32	
INCOME	Original Budget	Year to Date	Variance
Assessments	\$ 25,200.00	\$ 10,215.00	\$ (14,985.00)
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	\$ -	\$ -	\$ -
Total Income	\$ 28,156.00	\$ 11,055.00	\$ (17,101.00)
EXPENDITURE	Original Budget	Year to Date	Balance
Corp Renewal	\$ 55.00	\$ 30.00	\$ 25.00
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	\$ 810.95	\$ 6,919.05
Common Area	\$ 9,150.00	\$ 250.00	\$ 8,900.00
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	\$ 99.56	\$ 2,050.44
Telephone	\$ 545.00	\$ -	\$ 545.00
Water	\$ 600.00	\$ 14.65	\$ 585.35
Incidental	\$ 1,000.00	\$ -	\$ 1,000.00
Total Expenditure	\$ 28,156.00	\$ 1,452.22	\$ 26,703.78
Net	\$ -	\$ 9,602.78	\$ 9,602.78
Balance at:		\$ 29,828.10	
2/9/2022			
Bank Balance		\$ 25,798.10	2/9/2022