



Board of Directors

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Waverly Park Homeowners Association

P. O. Box 26

Lebanon, GA 30146

waverlypark.net

**Board of Directors Actions
February 10 – March 9, 2022**

Consents In Lieu of Formal Meeting

1. February 10, 2022: Reaffirmed (4-0-1) previous approval of pool “No Diving” tiles. No grandfather exemption.
2. February 23, 2022: Approved (4-0-1) BOD Actions for Period Ending February 9, 2022.

Directors

Kevin Reed
President

Steve Dillon
Vice President

Hamp Reid
Secretary

William Walters
Treasurer

David Scott
Director

Regular Monthly Meeting March 9, 2022

Meeting at WP Pool.

Called to order: 6:31 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. Lawn Care contract with Jon Hilton renewed.
 - b. Reviewed in detail county requirements for “No Diving” tiles
 - i. Approved (4-0-1) revised estimate for installation of county-mandated “No Diving” and international symbol tiles by North Metro Pool not to exceed \$1,900.
 - c. Discussed COVID-related pool cleaning requirements.
 - i. Agreed to three-times weekly cleaning @\$20/cleaning to begin season.
 - ii. Approved (4-0-1) cleaning contract with Mason Walters
 - iii. Reevaluate cleaning requirements as season progresses.
 - d. Possible property rental restrictions discussion continued
 - i. Contact lawyer for procedures, costs, risks.
 - e. Annual members meeting discussed.
 - i. 3:00p, April 24, 2022
 - ii. WP Pool
 - iii. Relaxed COVID restrictions expected.
 - iv. Formal notices to homeowners of record with proxy designation will be emailed/mailed by March 20.
 - f. No change to pool parking lot reseal or repave project.

3. Reports:

- a. Treasurer's Report. See page 3.
 - i. Ten unpaid 2022 assessments to date. Late fees added.
 - ii. One homeowner has two years' unpaid assessments.
 - iii. A homeowner's multi-year unpaid assessments paid. Liens will be released.
 - b. Committee Reports
 - i. Architectural: [AC Actions are available on the website.](#)
 - ii. Social: None.
 - iii. Sunshine: One death noted. Flowers OK'd.
 - iv. Pool: None.
 - v. Neighborhood Watch: None.
4. Meeting adjourned: 7:47 p.m.

Submitted: Hamp Reid, Secretary

Approved (4-0-1) March 14, 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	\$ 18,600.00	\$ (6,600.00)
Prior Year Assessments	\$ -	\$ 1,050.00	\$ 1,050.00
Interest	\$ -	\$ 192.11	\$ 192.11
Closing Fees	\$ 700.00	\$ 400.00	\$ (300.00)
Initiation Fees	\$ 1,960.00	\$ 820.00	\$ (1,140.00)
Late Fees	\$ 196.00	\$ 105.00	\$ (91.00)
Lien fees	\$ 100.00	\$ 274.00	\$ 174.00
Overpayments	\$ -	\$ 48.00	\$ 48.00
Replacement Card Fees	\$ -	\$ -	\$ -
AC Comm Fines	\$ -	\$ -	\$ -
Total Income	\$ 28,156.00	\$ 21,489.11	\$ (6,666.89)
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	\$ 100.50	\$ (40.50)
Health Department	\$ 200.00	\$ 200.00	\$ -
Pool	\$ 7,730.00	\$ 1,198.95	\$ 6,531.05
Common Area	\$ 9,150.00	\$ 500.00	\$ 8,650.00
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	\$ 147.17	\$ 2,002.83
Telephone	\$ 545.00	\$ -	\$ 545.00
Water	\$ 600.00	\$ 28.15	\$ 571.85
Incidental	\$ 1,000.00	\$ -	\$ 1,000.00
Total Expenditure	\$ 28,156.00	\$ 2,251.83	\$ 25,904.17
Net	\$ -	\$ 19,237.28	\$ 19,237.28
Balance	3/9/2022	\$ 39,462.60	
Bank Balance		\$ 39,843.10	3/9/2022