



Board of Directors

wpha.bod@gmail.com

Waverly Park Homeowners Association

P. O. Box 26

Lebanon, GA 30146

waverlypark.net

Minutes

Waverly Park Homeowners Association Annual Members Meeting Sunday, April 24, 2022 @WP Pool

1. Began members sign in at 3:00 pm.
 - a. Informal introductions
2. Meeting called to order at 3:24pm by President Kevin Reed.
3. Current board members present introduced: Steve Dillon, Kevin Reed, Hamp Reid, William Walters.
4. Noted a quorum is 10% of the membership (90 lots x 10% = 9) present or represented by proxy.
 - a. Quorum declared present:
 - i. 8 lots represented in person
 - ii. 3 lots represented by proxy
 - iii. 11 votes present.
5. Statement of Corporate Affairs presented by Kevin Reed. See page 3.
 - a. Recognized standing committees and volunteer opportunities.
6. Treasurer's Report presented by William Walters. See page 4.
7. Floor opened for comments and motions
 - a. Rental restrictions for WP homes:
 - i. Lawyer advises covenants must be amended to restrict or prohibit rentals.
 - ii. Noted there are currently 6 company-owned homes in WP.
 - iii. 75% of homeowners (68 of 90) must approve an amendment.
 - iv. As amendment process is expensive, the board plans a straw poll of homeowners to gauge support before spending money.
 - b. WPHA-funded Graduation Banner at entrance sign:
 - i. Board recently decided to keep the process as is: parents of grads band together to procure and display a sign.

Directors

Kevin Reed
President

Steve Dillon
Vice President

Hamp Reid
Secretary

William Walters
Treasurer

David Scott
Director

8. Nomination and Election of Directors.
 - a. Overview of the process by Hamp Reid.
 - b. By-Laws allow for 3 to 5 directors.
 - c. Motion to elect 4 directors: Made, seconded and approved (11-0-0).
 - d. Current directors' positions declared vacant.
 - e. Briefly reviewed the nomination process noting that nominations do not need a second.
 - f. Floor opened for nominations for directors:
 - i. Nominated:
 1. Steve Dillon
 2. Kevin Reed
 3. William Walters
 4. Hamp Reid
 - ii. Call for any other nominations. None made.
 - iii. Nominations declared closed.
 - g. All nominees indicated that they are willing and able to serve.
 - h. Motion to accept the 4 nominees as elected directors: Made, seconded and approved (11-0-0).
9. Call for committees volunteers:
 - a. Appointments to the various committees discussed.
 - b. Volunteers for Sunshine, Social, Pool and Architectural received.
10. Call for any other business for this meeting made by Kevin Reed. None heard.
11. Motion to adjourn: Made, seconded and approved (10-0-1)
12. Meeting adjourned at 4:34 pm.

Submitted: Hamp Reid, WPHA Secretary

Approved (4-0-0) by BOD via email on April 28, 2022.

STATEMENT OF CORPORATE AFFAIRS
For Period April 29, 2021 through April 24, 2022

Presented to the Association membership as required by Article VII, Section 2(a) of the By-Laws of Waverly Park Homeowners Assoc., Inc., As Amended.

1. Accomplishments/Fiscal

- Managed Budget & 2020-2021 expenditures approved by Board of Directors
- Renewed and upgraded WPHA's property, general liability insurance
- Renewed Annual Corporation Registration
- Facility maintenance/general repairs including contract development/review/approval
 - No Trespassing & Dog Clean-Up signage installed and New ceiling fans
- Installation of "International No Diving Tiles" required by Cherokee Dept. of Health
- Set 2021 pool open dates of May 8 – September 19, 2021 (Opening date tentative)

2. Assessments

- 2022: To date 2 are not fully paid, including 1 with 2021 & 2022 unpaid; \$28 late fee added, interest accruing. Liens filed on April 20, 2022.

3. Resolutions: To provide an orderly means to document Board actions, significant actions are done by formal resolution.

- 2022-01 2022 Budget

4. Committees: Thanks to the volunteers who make these committees work.

- **Pool:**
 - Maintain pool safety by daily water checks
 - Manage pool key card system
- **Architectural:** Approved 20 homeowner requests, issued 0 covenants violation warnings/notices. Listed on website: waverlypark.net/welcome-to-waverly-park/association/committees/architectural-committee/ac-actions
- **Sunshine:** Welcomed new homeowners and new babies
- **Social:** Sideline by COVID 19 restrictions
- **Neighborhood Watch:**
 - Cherokee County Sheriff's Office- Support & Reporting
 - Monitor security cameras

5. Communications:

- Continued WPHA's website: waverlypark.net. Association documents and much more available.
- Maintains WP Email List with 105 homeowners & residents from 82 of 90 lots. 3 resident homeowners and 2 non-resident homeowners w/o email or Facebook. Emails from 4 of 6 Non-resident owners on file, but not on WP Email List.
- Published Waverly Park Press Extra (WPPX) to the WP Email List.
- Published annual residents' directory to WP Email List in 10/2021.
- Waverly Park Homeowners Facebook Group available to all homeowners & residents.

6. Open items for future Board action:

- Renew corporation registration with new officers.
- Unpaid 2022 and earlier assessments: Collect or file liens or take other legal actions to collect.

Treasurer's Report

At 12/31/2021			
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	\$ 900.00	\$ 200.00
Initiation Fees	\$ 1,890.00	\$ 2,430.00	\$ 540.00
Late Fees	\$ 189.00	\$ 324.00	\$ 135.00
Lien fees	\$ 100.00	\$ 200.00	\$ 100.00
Overpayments	\$ -	\$ 732.47	\$ 732.47
Replacement Card Fees	\$ -	\$ -	\$ -
AC Comm Fines	\$ -	\$ -	\$ -
Total Income	\$ 27,179.00	\$ 28,370.84	\$ 1,191.84
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	\$ 3,397.38	\$ (547.38)
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	\$ 3,398.84	\$ 2,020.16
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	\$ 2,153.06	\$ (3.06)
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	\$ 22,014.15	\$ 3,166.63
Net	\$ 1,998.22	\$ 6,356.69	\$ 4,358.47
Balance at:		\$ 20,225.32	
12/31/2021			
Bank Balance		\$ 20,225.32	12/31/2021