



Board of Directors

wpha.bod@gmail.com

Waverly Park Homeowners Association

P. O. Box 26

Lebanon, GA 30146

waverlypark.net

**Board of Directors Actions
March 10 – April 13, 2022**

Consents In Lieu of Formal Meeting

1. March 14, 2022: Approved (4-0-1) BOD Actions for Period Ending March 9, 2022.

Regular Monthly Meeting April 13, 2022

Directors

**Kevin Reed
*President***

**Steve Dillon
*Vice President***

**Hamp Reid
*Secretary***

**William Walters
*Treasurer***

**David Scott
*Director***

Meeting at WP pool.

Called to order: 6:40 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. Statement of Corporate Affairs for handout at members meeting reviewed.
 - b. Pool opening preparations on schedule.
 - c. Pool house and deck will be pressure washed on April 18 by Clearview.
 - d. Kevin is coordinating WPHA supplies for contracted maintenance projects.
 - e. Addition of Rental restrictions to CCRs
 - i. Reviewed report of Kevin and William meeting with lawyers
 - ii. CCRs amendment requiring 75% homeowner approval needed.
 - iii. Inclusion of WPHA move under Property Owners Act recommended.
 - iv. Cost for lawyers to develop and file amendments about \$4,000.
 - v. Survey homeowners' acceptance before spending money.
 - f. Request for WPHA to fund graduation banner at entrance sign.
 - i. Discussed current routine of graduates' parents joining together to procure a sign.
 - ii. Disapproved (4-0-1) funding by WPHA
 - g. Approved (4-0-1) \$100 to Carnahan for addition of painting pool house columns to maintenance projects contract.

3. Reports:

- a. Treasurer’s Report. See page 3.
 - i. 4 homeowners with unpaid assessment accounts.
 - b. Committee Reports
 - i. Architectural: [AC Actions are available on the website.](#)
 - ii. Social: Easter egg hunt planned at pool.
 - iii. Sunshine: None
 - iv. Pool: None.
 - v. Neighborhood Watch: None.
4. Meeting adjourned: 7:59 p.m.

Submitted: Hamp Reid, Secretary

Approved (4-0-1) May 6, 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 | \$ 23,630.00 | \$ (1,570.00) |
| 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 | \$ 273.00 | \$ 77.00 |
| Lien fees | \$ 100.00 | \$ 274.00 | \$ 174.00 |
| Overpayments | \$ - | \$ 40.00 | \$ 40.00 |
| Replacement Card Fees | \$ - | \$ - | \$ - |
| AC Comm Fines | \$ - | \$ - | \$ - |
| Total Income | \$ 28,156.00 | \$ 26,679.11 | \$ (1,476.89) |
| EXPENDITURE | Original Budget | Year to Date | Balance |
| Corp Renewal | \$ 55.00 | \$ 30.00 | \$ 25.00 |
| Bank Fees | \$ - | \$ - | \$ - |
| Postage/PO Box | \$ 150.00 | \$ 75.00 | \$ 75.00 |
| 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 | \$ 1,586.95 | \$ 6,143.05 |
| Common Area | \$ 9,150.00 | \$ 1,026.06 | \$ 8,123.94 |
| Sunshine Cttee | \$ 200.00 | \$ 202.71 | \$ (2.71) |
| Social Cttee | \$ 449.00 | \$ 7.54 | \$ 441.46 |
| Website/Zoom Fees | \$ 300.00 | \$ - | \$ 300.00 |
| Pool Trash | \$ 150.00 | \$ - | \$ 150.00 |
| Legal Fees | \$ 500.00 | \$ - | \$ 500.00 |
| Electricity | \$ 2,150.00 | \$ 244.36 | \$ 1,905.64 |
| Telephone | \$ 545.00 | \$ - | \$ 545.00 |
| Water | \$ 600.00 | \$ 41.65 | \$ 558.35 |
| Incidental | \$ 1,000.00 | \$ - | \$ 1,000.00 |
| Total Expenditure | \$ 28,156.00 | \$ 3,561.83 | \$ 24,594.17 |
| Net | \$ - | \$ 23,117.28 | \$ 23,117.28 |
| Balance | 4/12/2022 | \$ 43,342.60 | |