



Board of Directors

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Waverly Park Homeowners Association

P. O. Box 26

Lebanon, GA 30146

waverlypark.net

Board of Directors Actions

April 14 – May 11, 2022

Consents In Lieu of Formal Meeting

1. April 26, 2022: Approved (4-0-0) Repeal of BOD RES 2020-02 COVID-19 Supplemental Common Area Rules.
2. April 28, 2022: Approved (4-0-0) April 24, 2022 Annual Members Meeting Minutes
3. April 28, 2022: Approved (4-0-0) Appointment of six homeowners to the Architectural Committee.
4. April 29, 2022: Approved (4-0-0) BOD April 24, 2022, BOD Special Meeting Minutes.
5. May 5, 2022: Approved (4-0-0) \$900 to Carnahan for pool projects contract.
6. May 6, 2022: Approved (4-0-0) BOD Actions for Period Ending April 13, 2022..

Directors

*Kevin Reed
President*

*Steve Dillon
Vice President*

*Hamp Reid
Secretary*

*William Walters
Treasurer*

Regular Monthly Meeting May 11, 2022

Meeting at pool.

Called to order: 6:32 p.m.

Present at meeting:

- Directors: Kevin Reed, Hamp Reid, William Walters
- Others: None

1. Noted Consents listed above.
2. Reviewed To-Do List:
 - a. Annual Meeting preparation completed; meeting held on April 24, 2022. Minutes available on the WP web
 - b. Pool opening preparations completed.
 - i. Several painting projects completed.
 - ii. Pool house, deck pressure washed.
 - iii. Passed county health department inspection.
 - iv. Installation of “No Diving” tiles are not required. County Health had misinterpreted the requirement.
 - v. Pool opened for season on May 6.
 - c. Discussed several new signs needed with relaxed COVID requirements.
 - i. Approved (3-0-1) \$225 for new signs.
 - d. Discussed key card system replacement.
 - e. Discussed security camera replacement.
 - f. New key card system and cameras will likely require internet to operate.
 - i. Target end of pool season for key card replacement.
 - ii. Hamp will get quotes for internet access to support both systems.
 - g. Parking lot sealing is still pending.

- h. Continued discussion on amending CCRs to restrict rentals.
- 3. 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: None.
 - iv. Pool: Steve Dillon returns as Chair.
 - v. Neighborhood Watch: None.
- 4. Meeting adjourned: 7:39 p.m.

Submitted: Hamp Reid, Secretary

Approved (3-0-1) June 8, 2022, 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	\$ 23,920.00	\$ (1,280.00)
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	\$ 301.00	\$ 105.00
Lien fees	\$ 100.00	\$ 274.00	\$ 174.00
Overpayments	\$ -	\$ 40.00	\$ 40.00
Replacement Card Fees	\$ -	\$ -	\$ -
AC Comm Fines	\$ -	\$ -	\$ -
Total Income	\$ 28,156.00	\$ 26,997.11	\$ (1,158.89)
EXPENDITURE	Original Budget	Year to Date	Balance
Corp Renewal	\$ 55.00	\$ 30.00	\$ 25.00
Bank Fees	\$ -	\$ 4.00	\$ (4.00)
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	\$ 151.00	\$ (91.00)
Health Department	\$ 200.00	\$ 200.00	\$ -
Pool	\$ 7,730.00	\$ 2,274.95	\$ 5,455.05
Common Area	\$ 9,150.00	\$ 3,728.29	\$ 5,421.71
Sunshine Cttee	\$ 200.00	\$ 202.71	\$ (2.71)
Social Cttee	\$ 449.00	\$ 109.72	\$ 339.28
Website/Zoom Fees	\$ 300.00	\$ -	\$ 300.00
Pool Trash	\$ 150.00	\$ 59.40	\$ 90.60
Legal Fees	\$ 500.00	\$ -	\$ 500.00
Electricity	\$ 2,150.00	\$ 342.80	\$ 1,807.20
Telephone	\$ 545.00	\$ 105.25	\$ 439.75
Water	\$ 600.00	\$ 211.65	\$ 388.35
Incidental	\$ 1,000.00	\$ 244.56	\$ 755.44
Total Expenditure	\$ 28,156.00	\$ 7,786.39	\$ 20,369.61
Net	\$ -	\$ 19,210.72	\$ 19,210.72
Balance		\$ 39,436.04	