



Board of Directors

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Waverly Park Homeowners Association

P. O. Box 26

Lebanon, GA 30146

waverlypark.net

Board of Directors Actions

May 12 – June 8, 2022

Consents In Lieu of Formal Meeting

1. None.

Regular Monthly Meeting June 8, 2022

Meeting at pool.

Called to order: 6:30 p.m.

Present at meeting:

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

1. Noted Consents listed above.
2. Approved (3-0-1) BOD Actions for Period Ending May 11, 2022.
3. Reviewed To-Do List:
 - a. Noted new pool signage ready to install.
 - b. Discussed pool key card system
 - i. Software relies on Microsoft Internet Explorer that MS will no longer support after June 15, 2022.
 - ii. Get second estimate for system replacement.
 - iii. Avoid system with monthly fees.
 - iv. Continue plan for replacement after current pool season.
 - c. Camera system OK for now.
 - d. Parking lot resurface/reseal
 - i. Requested bids from 2 companies. Awaiting callbacks.
 - e. Continued discussion of a covenants amendment to restrict rentals.
 - i. Change to Georgia Property Owners' Association Act (POA) by CCR amendment required.
 - ii. Continue plans for a straw poll of homeowners.
 - iii. Approved (4-0-0) Not to exceed \$600 for lawyers' advice on communicating POA benefits to WPHA members.
4. Discussed a recent rash of bogus join requests for the WPHA Facebook Group. Requesters claim residency at WP addresses but are unknown to the homeowners.

Directors

Kevin Reed
President

Steve Dillon
Vice President

Hamp Reid
Secretary

William Walters
Treasurer

5. Reports:

- a. Treasurer's Report. See page 3.
 - i. Two unpaid assessments.
 - b. Committee Reports
 - i. Architectural: [AC Actions are available on the website.](#)
 - ii. Social: None.
 - iii. Sunshine: None
 - iv. Pool: Noted pool pump room water leak repaired by pool contractor with no apparent long-term damage.
 - v. Neighborhood Watch: None.
6. Meeting adjourned: 8:19 p.m.

Submitted: Hamp Reid, Secretary

Approved (4-0-0) June 15, 2022, via email.

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	\$ -	\$ 6.00	\$ (6.00)
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	\$ 85.17	\$ (5.17)
Lien Filing Fees	\$ 60.00	\$ 151.00	\$ (91.00)
Health Department	\$ 200.00	\$ 200.00	\$ -
Pool	\$ 7,730.00	\$ 3,044.07	\$ 4,685.93
Common Area	\$ 9,150.00	\$ 3,978.29	\$ 5,171.71
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	\$ 587.61	\$ 1,562.39
Telephone	\$ 545.00	\$ 105.25	\$ 439.75
Water	\$ 600.00	\$ 211.65	\$ 388.35
Incidental	\$ 1,000.00	\$ 400.76	\$ 599.24
Total Expenditure	\$ 28,156.00	\$ 9,293.69	\$ 18,862.31
Net	\$ -	\$ 17,703.42	\$ 17,703.42
Balance		\$ 37,928.74	
	Bank Balance	\$ 39,111.03	6/8/2022