



Board of Directors

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Waverly Park Homeowners Association

P. O. Box 26

Lebanon, GA 30146

waverlypark.net

Board of Directors Actions

June 9 – July 20, 2022

Consents In Lieu of Formal Meeting

1. June 15, 2022: Approved (4-0-0) BOD Actions for period ending June 8, 2022.

Regular Monthly Meeting July 20, 2022

Directors

Kevin Reed
President

Steve Dillon
Vice President

Hamp Reid
Secretary

William Walters
Treasurer

Meeting at 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 In Lieu listed above.
2. Reviewed To-Do List:
 - a. Key card system upgrade: discussion continues.
 - b. Camera system review: Hold off at this time.
 - c. Pool area insect control:
 - i. Reviewed costs with D&L Pest.
 - ii. Kevin sprayed surfaces; no problems noted since.
 - d. Parking lot resurface/seal:
 - i. Reviewing bids received.
 - ii. Warm weather cure of 48 hours recommended.
 - e. Pool first aid kit: Kevin replenished contents.
 - f. Rental Restriction Covenants Amendment:
 - i. Discussed in detail.
 - ii. Legal review of a homeowners' test poll pending.

3. Reports:
 - a. Treasurer’s Report. See page 3.
 - i. Delinquent assessment notices to be sent to 2 homeowners.
 - b. Committee Reports
 - i. Architectural: [AC Actions are available here on the website.](#)
 - ii. Social: None.
 - iii. Sunshine: None
 - iv. Pool: Noted new chlorinator in operation.
 - v. Neighborhood Watch: None.
4. New business.
 - a. Hamp suggested entrance sign be pressure washed/touchup painted.
 - b. Better US flag display
5. Meeting adjourned: 8:09 p.m.

Submitted: Hamp Reid, Secretary

Approved (4-0-0) August 20, 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	\$ 500.00	\$ (200.00)
Initiation Fees	\$ 1,960.00	\$ 1,100.00	\$ (860.00)
Late Fees	\$ 196.00	\$ 301.00	\$ 105.00
Lien fees	\$ 100.00	\$ 274.00	\$ 174.00
Overpayments	\$ -	\$ 320.00	\$ 320.00
Replacement Card Fees	\$ -	\$ -	\$ -
AC Comm Fines	\$ -	\$ -	\$ -
Total Income	\$ 28,156.00	\$ 27,657.11	\$ (498.89)
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	\$ 213.00	\$ (63.00)
Insurance	\$ 2,112.00	\$ 2,197.00	\$ (85.00)
Office Supplies	\$ 65.00	\$ 47.06	\$ 17.94
Janitorial	\$ 2,660.00	\$ 200.00	\$ 2,460.00
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	\$ 4,114.73	\$ 3,615.27
Common Area	\$ 9,150.00	\$ 4,228.29	\$ 4,921.71
Sunshine Cttee	\$ 200.00	\$ 202.71	\$ (2.71)
Social Cttee	\$ 449.00	\$ 109.72	\$ 339.28
Website/Zoom Fees	\$ 300.00	\$ 184.20	\$ 115.80
Pool Trash	\$ 150.00	\$ 145.62	\$ 4.38
Legal Fees	\$ 500.00	\$ -	\$ 500.00
Electricity	\$ 2,150.00	\$ 866.36	\$ 1,283.64
Telephone	\$ 545.00	\$ 318.12	\$ 226.88
Water	\$ 600.00	\$ 427.15	\$ 172.85
Incidental	\$ 1,000.00	\$ 400.76	\$ 599.24
Total Expenditure	\$ 28,156.00	\$ 14,126.89	\$ 14,029.11
Net	\$ -	\$ 13,530.22	\$ 13,530.22
Balance		\$ 33,755.54	