



Board of Directors

wpha.bod@gmail.com

Waverly Park Homeowners Association

P. O. Box 26

Lebanon, GA 30146

waverlypark.net

Board of Directors Actions
July 21- August 24, 2022

Consents In Lieu of Formal Meeting

1. August 11, 2022: Approved (4-0-0) \$150 additional for legal advice on CCRs amendment.
2. August 20, 2022: Approved (4-0-0) BOD Actions for Period Ending July 20, 2022.

Directors

Kevin Reed
President

Steve Dillon
Vice President

Hamp Reid
Secretary

William Walters
Treasurer

Regular Monthly Meeting August 24, 2022

Meeting at pool.

Called to order: 6:34 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. Discussed challenges of simultaneously funding major projects.
 - i. Key card system – continuing to review options including systems not requiring internet
 - ii. Parking lot resurface/reseal
 1. Delay until next year
 2. Include in FY 2023 budget
 - iii. Security cameras upgrade
 - b. Rental restriction to CCRs amendment
 - i. Noted approval of additional fee for legal review
 - ii. Lawyers' response pending
3. Noted Sawnee has replaced security lights on pole adjacent to playground.
4. Entrance sign U. S. flag: Hamp will explore replacing 12"x18" with 3'x5' or 2.5'x4' flag attached to the "A Covenant Community" signpost.

5. Reports:

- a. Treasurer's Report. See page 3.
 - b. Committee Reports
 - i. Architectural:
 1. Notices of Violations for lax property maintenance and other appearance violations will be issued after publishing general notice via WP Press Extra and WPHA Facebook Group.
 2. [AC Actions are available on the website.](#)
 - ii. Social: None.
 - iii. Sunshine: None
 - iv. Pool: None.
 - v. Neighborhood Watch: None.
6. Meeting adjourned: 7:55 p.m.

Submitted: Hamp Reid, Secretary

Approved (4-0-0) September 3, 2022, via email.

TREASURER'S REPORT

2022			
Opening Bank Balance		\$ 20,225.32	8/24/2022
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	\$ 700.00	\$ -
Initiation Fees	\$ 1,960.00	\$ 1,660.00	\$ (300.00)
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	\$ 28,417.11	\$ 261.11
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	\$ 245.45	\$ 2,414.55
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	\$ 6,369.15	\$ 1,360.85
Common Area	\$ 9,150.00	\$ 4,478.29	\$ 4,671.71
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	\$ 1,153.33	\$ 996.67
Telephone	\$ 545.00	\$ 318.12	\$ 226.88
Water	\$ 600.00	\$ 551.15	\$ 48.85
Incidental	\$ 1,000.00	\$ 400.76	\$ 599.24
Total Expenditure	\$ 28,156.00	\$ 17,087.73	\$ 11,068.27
Net	\$ -	\$ 11,329.38	\$ 11,329.38
Balance		\$ 31,554.70	
Bank Balance		\$ 33,297.94	8/24/2022