



Board of Directors

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Waverly Park Homeowners Association

P. O. Box 26

Lebanon, GA 30146

waverlypark.net

Board of Directors Actions
August 25 – September 14, 2022

Consents In Lieu of Formal Meeting

1. August 25, 2022: Approved (4-0-0) Pool Season close on September 26.
2. September 3, 2022: Approved (4-0-0) BOD Actions for Period Ending August 24, 2022.

Regular Monthly Meeting September 14, 2022

Directors

Kevin Reed
President

Steve Dillon
Vice President

Hamp Reid
Secretary

William Walters
Treasurer

Meeting at pool.

Called to order: 6:38 p.m.

Present at meeting:

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

1. Noted Consents listed above.
2. Reviewed To-Do List:
 - a. Key Card System replacement: Paused.
 - b. CCR rental restriction amendment.
 - i. Noted new attorney assigned.
 - ii. Reviewed attorney's 9/8/2022 response to our questions.
 - iii. Discussed hardship as an exception and grandfathering of existing rentals.
 - iv. Test vote using Survey Monkey
 - c. Noted 9/26/2022 pool closing on track.
3. Reports:
 - a. Treasurer's Report. See page 2.
 - b. Committee Reports
 - i. Architectural: [AC Actions are available on the website.](#)
 - ii. Social: None.
 - iii. Sunshine: None
 - iv. Pool: Noted high chlorine readings has been remedied.
 - v. Neighborhood Watch: None.
4. Hamp noted the annual WP Directory update to be published to WP Email list on September 15, 2022.
5. Meeting adjourned: 7:49 p.m.

Submitted: Hamp Reid, Secretary

Approved (3-0-1) October 12, 2022, at BOD meeting.

TREASURER'S REPORT

2022			
Opening Bank Balance		\$ 20,225.32	1/1/2022
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	\$ 78.85	\$ 1.15
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	\$ 4,728.29	\$ 4,421.71
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	\$ 562.50	\$ (62.50)
Electricity	\$ 2,150.00	\$ 1,396.90	\$ 753.10
Telephone	\$ 545.00	\$ 534.82	\$ 10.18
Water	\$ 600.00	\$ 688.15	\$ (88.15)
Incidental	\$ 1,000.00	\$ 400.76	\$ 599.24
Total Expenditure	\$ 28,156.00	\$ 18,491.18	\$ 9,664.82
Net	\$ -	\$ 9,925.93	\$ 9,925.93
Balance		\$ 30,151.25	
Bank Balance		\$ 30,929.60	9/14/2022