



Board of Directors

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Waverly Park Homeowners Association

P. O. Box 26

Lebanon, GA 30146

[waverlypark.net](http://waverlypark.net)

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**Board of Directors Actions  
September 15 – October 12, 2022**

**Consents In Lieu of Formal Meeting**

1. September 26, 2022: Approved (4-0-0) additional \$200 for CCR amendment legal advice.

**Regular Monthly Meeting October 12, 2022**

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 listed above.
2. Reviewed To-Do List:
  - a. Key card system: seek quote from WP resident.
  - b. Rental Restriction Amendment to Covenants:
    - i. Noted previously approved \$200 for legal advice not spent.
    - ii. Discussed details of emailing and mailing homeowners' survey.
  - c. Coordinate pool closing:
    - i. Restroom winterizing pends WP Fall Gathering.
    - ii. Phone discontinued.
  - d. Noted pump room exhaust fan vent safety screen installed.
  - e. 2023 budget being developed.
3. Approved (4-0-0) 2023 Annual Assessment of \$294.
  - a. Amount notice to homeowners required before December 1, 2022.

*Directors*

**Kevin Reed**  
*President*

**Steve Dillon**  
*Vice President*

**Hamp Reid**  
*Secretary*

**William Walters**  
*Treasurer*

## 4. Reports:

- a. Treasurer's Report. See page 3.
    - i. 2023 budget being developed.
  - b. Committee Reports
    - i. Architectural: [AC Actions are available on the website.](#)
    - ii. Social:
      - 1. Fall festival planned for October 29. Costs within budget.
      - 2. Christmas lights contests planned. Costs within budget.
    - iii. Sunshine: None
    - iv. Pool: Noted pool is closed for season.
    - v. Neighborhood Watch: None.
5. Meeting adjourned: 7:56 p.m.

Submitted: Hamp Reid, Secretary

Approved (4-0-0) November 9, 2022, at BOD meeting.

## TREASURER'S REPORT

<b>2022</b>			
Opening Bank Balance		<b>\$ 20,225.32</b>	1/1/2022
<b>INCOME</b>	<b>Original Budget</b>	<b>Year to Date</b>	<b>Variance</b>
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	\$ -	\$ -	\$ -
<b>Total Income</b>	<b>\$ 28,156.00</b>	<b>\$ 28,417.11</b>	<b>\$ 261.11</b>
<b>EXPENDITURE</b>	<b>Original Budget</b>	<b>Year to Date</b>	<b>Balance</b>
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	\$ 1,385.45	\$ 1,274.55
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	\$ 7,450.36	\$ 279.64
Common Area	\$ 9,150.00	\$ 4,978.29	\$ 4,171.71
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	\$ 236.34	\$ (86.34)
Legal Fees	\$ 500.00	\$ 562.50	\$ (62.50)
Electricity	\$ 2,150.00	\$ 1,734.63	\$ 415.37
Telephone	\$ 545.00	\$ 637.74	\$ (92.74)
Water	\$ 600.00	\$ 688.15	\$ (88.15)
Incidental	\$ 1,000.00	\$ 443.12	\$ 556.88
<b>Total Expenditure</b>	<b>\$ 28,156.00</b>	<b>\$ 21,536.12</b>	<b>\$ 6,619.88</b>
<b>Net</b>	<b>\$ -</b>	<b>\$ 6,880.99</b>	<b>\$ 6,880.99</b>
<b>Balance</b>		<b>\$ 27,106.31</b>	
<b>Bank Balance</b>		<b>\$ 28,246.31</b>	<b>10/12/2022</b>