

Board of Directors

wpha.bod@gmail.com

Waverly Park Homeowners Association P. O. Box 26

Lebanon, GA 30146

waverlypark.net

Board of Directors Actions October 13 – November 9, 2022

Consents In Lieu of Formal Meeting

None

Regular Monthly Meeting November 9, 2022

Meeting at pool.

Called to order: 6:42 p.m.

Present at meeting:

Directors: Steve Dillon, Kevin Reed, Hamp Reid, William Walters

Others: Rudy Lee (pre-meeting)

1. Approved (4-0-0) BOD Actions for period ending October 12. 2022.

2. Reviewed To-Do List:

- a. (Pre-meeting) Reviewed pool key card and camera systems for possible upgrades with Rudy Lee.
- b. Noted straw poll support for a covenants amendment to restrict rentals was not enough to proceed to a formal amendment process.
 - i. Hamp will draft results notice to membership.
- c. North Metro Pools will winterize pool restrooms November 14.
- d. Notice of Annual Assessment for 2023 amount of \$294 will be emailed/mailed to homeowners before December 1.
- e. 2023 Assessment Invoices for \$294 will be sent to homeowners in mid-January 2023 with the usual due date of February 28, 2023.
- f. Approved (4-0-0) 2023 budget. A BOD resolution publishing the budget and authorizing the treasurer to pay the bills is pending.
- 3. Reports:
 - a. Treasurer's Report. See page 2.
 - b. Committee Reports
 - i. Architectural:
 - 1. Discussed recent committee activities.
 - 2. AC Actions are available on the website.
 - ii. Social: None.
 - iii. Sunshine: None
 - iv. Pool: None.
 - v. Neighborhood Watch: None.
- 4. Meeting adjourned: 8:07 p.m.

Submitted: Hamp Reid, Secretary

Approved (4-0-0) December 14, 2022, via email.

Directors

Kevin Reed President

Steve Dillon Vice President

Hamp Reid Secretary

William Walters Treasurer

TREASURER'S REPORT

2022				
Opening Bank Balance		\$	20,225.32	1/1/2022
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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
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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 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	\$	8,433.96	\$ (703.96)
Common Area	\$ 9,150.00	\$	5,228.29	\$ 3,921.71
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	\$	236.34	\$ (86.34)
Legal Fees	\$ 500.00	\$	750.00	\$ (250.00)
Electricity	\$ 2,150.00	\$	1,739.09	\$ 410.91
Telephone	\$ 545.00	\$	637.74	\$ (92.74)
Water	\$ 600.00	\$	799.15	\$ (199.15)
Incidental	\$ 1,000.00	\$	443.12	\$ 556.88
Total Expenditure	\$ 28,156.00	\$	23,072.68	\$ 5,083.32
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Net	\$ -	\$	5,344.43	\$ 5,344.43
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Balance		\$	25,569.75	
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	Bank Balance	\$	26,593.35	11/8/2022
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