



Board of Directors

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Waverly Park Homeowners Association

P. O. Box 26

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**Board of Directors Actions  
December 14, 2022 – January 11, 2023**

**Consents In Lieu of Formal Meeting**

1. December 19, 2022: Approved (3-0-1) BOD Actions for Period Ending December 14, 2022.
2. January 5, 2023: Approved (4-0-0) BOD Resolution 2023-01 publishing the Association's budget for fiscal year 2023, with direction to the Treasurer.

**Regular Monthly Meeting January 11, 2023**

*Directors*

**Kevin Reed**  
*President*

**Steve Dillon**  
*Vice President*

**Hamp Reid**  
*Secretary*

**William Walters**  
*Treasurer*

Meeting at Reeds, 390 Westchester Way.

Called to order: 6:30 p.m.

Present at meeting:

- Directors: Steve Dillon, Kevin Reed, Hamp Reid, William Walters
- Others: Sarah Reed

1. Noted Consents listed above.
2. Reviewed Hank Kaiser's Christmas Lights Contest letter to the BOD thanking Sarah Reed for organizing the contest and noting very low neighborhood turnout.
3. Reviewed To-Do List:
  - a. Discussed two quotes for upgrading pool key card system.
    - i. Internet access required for both quotes; cellular data plan possible.
    - ii. Noted both quotes would continue to use existing card reader and cards.
  - b. Reviewed two quotes for Common Area lawn maintenance.
  - c. Discussed second quote for insurance policy. Current policy is better deal.
  - d. Noted Annual Assessment Invoices were mailed to homeowners on January 11, 2023, with the usual due date of February 28, 2023.
  - e. Discussed men's restroom urinal leak. Apparently pool house water shut-off valve leaking. Water shut off at curb and pool contractor will re-winterize. Evaluate any pipe damage in the spring.

## 4. Reports:

- a. Treasurer's Report. See page 3.
  - b. Committee Reports
    - i. Architectural:
      1. [State of the Community letter](#) sent January 11 to homeowners noting CCR violations and setting correction dates before violations issued.
      2. [AC Actions are available on the website.](#)
    - ii. Social: Noted Christmas Lights Contest completed, prizes awarded.
    - iii. Sunshine: None
    - iv. Pool: Nothing except previously noted restroom leak.
    - v. Neighborhood Watch: None.
5. Meeting adjourned: 8:09 p.m.

Submitted: Hamp Reid, Secretary

Approved (4-0-0) January 18, 2023, via email.

## TREASURER'S REPORT

| <b>2023</b>                 |                     |                     |                       |
|-----------------------------|---------------------|---------------------|-----------------------|
| <b>Opening Bank Balance</b> |                     | <b>24,875.84</b>    | <b>1/1/2023</b>       |
| <b>INCOME</b>               | <b>Budget</b>       | <b>Year to Date</b> | <b>Variance</b>       |
| Assessments                 | \$ 26,460.00        | \$ 294.00           | \$ (26,166.00)        |
| Prior Year Assessments      | \$ -                | \$ -                | \$ -                  |
| Interest                    | \$ -                | \$ -                | \$ -                  |
| Closing Fees                | \$ 700.00           | \$ 100.00           | \$ (600.00)           |
| Initiation Fees             | \$ 2,058.00         | \$ 280.00           | \$ (1,778.00)         |
| Late Fees                   | \$ 205.80           | \$ -                | \$ (205.80)           |
| Lien fees                   | \$ 100.00           | \$ -                | \$ (100.00)           |
| Overpayments                | \$ -                | \$ -                | \$ -                  |
| Replacement Card Fees       | \$ -                | \$ -                | \$ -                  |
| AC Comm Fines               | \$ -                | \$ -                | \$ -                  |
| <b>Total Income</b>         | <b>\$ 29,523.80</b> | <b>\$ 674.00</b>    | <b>\$ (28,849.80)</b> |
| <b>EXPENDITURE</b>          | <b>Budget</b>       | <b>Year to Date</b> | <b>Balance</b>        |
| Corp Renewal                | \$ 30.00            | \$ -                | \$ 30.00              |
| Bank Fees                   | \$ 10.00            | \$ -                | \$ 10.00              |
| Postage/PO Box              | \$ 215.00           | \$ -                | \$ 215.00             |
| Insurance                   | \$ 2,200.00         | \$ -                | \$ 2,200.00           |
| Office Supplies             | \$ 50.00            | \$ -                | \$ 50.00              |
| Janitorial                  | \$ 1,370.00         | \$ -                | \$ 1,370.00           |
| Prop Taxes                  | \$ 80.00            | \$ -                | \$ 80.00              |
| Lien Filing Fees            | \$ 100.00           | \$ -                | \$ 100.00             |
| Health Department           | \$ 200.00           | \$ -                | \$ 200.00             |
| Pool                        | \$ 11,398.00        | \$ 495.94           | \$ 10,902.06          |
| Common Area                 | \$ 7,100.00         | \$ -                | \$ 7,100.00           |
| Sunshine Cttee              | \$ 225.00           | \$ -                | \$ 225.00             |
| Social Cttee                | \$ 450.00           | \$ -                | \$ 450.00             |
| Website/Zoom Fees           | \$ 200.00           | \$ -                | \$ 200.00             |
| Pool Trash                  | \$ 150.00           | \$ -                | \$ 150.00             |
| Legal Fees                  | \$ 1,000.00         | \$ -                | \$ 1,000.00           |
| Electricity                 | \$ 2,150.00         | \$ 90.10            | \$ 2,059.90           |
| Telephone                   | \$ 650.00           | \$ -                | \$ 650.00             |
| Water                       | \$ 825.00           | \$ -                | \$ 825.00             |
| Incidental                  | \$ 1,120.80         | \$ -                | \$ 1,120.80           |
| <b>Total Expenditure</b>    | <b>\$ 29,523.80</b> | <b>\$ 586.04</b>    | <b>\$ 28,937.76</b>   |
| <b>Net</b>                  | <b>\$ -</b>         | <b>\$ 87.96</b>     | <b>\$ 87.96</b>       |
| <b>Balance</b>              |                     | <b>\$ 24,963.80</b> |                       |
|                             | <b>Bank Balance</b> | <b>\$ 25,459.74</b> | <b>1/11/2023</b>      |