



Board of Directors

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Waverly Park Homeowners Association

P. O. Box 26

Lebanon, GA 30146

waverlypark.net

Board of Directors Actions
January 12 – February 8, 2023

Consents In Lieu of Formal Meeting

1. January 18, 2023: Approved (4-0-0) BOD Actions for Period Ending January 11, 2023.

Regular Monthly Meeting February 8, 2023

Meeting at WP Pool

Called to order: 6:00 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. Approved (4-0-0) Annual Meeting at 3:00p on April 23, 2023, with rain date on April 26, 2023. Notices to homeowners will be mailed/emailed in mid-March.
 - b. Approved (4-0-0) Renewal of Pool Facilities Cleaning contract to Mason Walters.
 - c. Approved (4-0-0) Common Area lawn maintenance contract with North Cherokee Services contingent on certificate of insurance.
 - d. Accepted (4-0-0) Cherokee Integration Group bid for pool key card system upgrade contingent on “no data use cap.”
 - e. Approved (4-0-0) CY 2023 pool maintenance contract with North Metro Pools. Noted \$22/month increase from CY 2022, and a fuel surcharge.
 - f. Noted pool restroom leak repaired and system re-winterized.
 - g. Will get quote for pool house and deck pressuring washing and cleaning from last year’s contractor Carnahan.

Directors

Kevin Reed
President

Steve Dillon
Vice President

Hamp Reid
Secretary

William Walters
Treasurer

3. Reports:

- a. Treasurer's Report. See page 3.
 - i. Noted 25 homeowners have paid 2023 assessment. Due date is February 28, 2023.
 - b. Committee Reports
 - i. Architectural:
 1. Discussed homeowners' response to [State of the Community letter](#).
 2. Discussed lingering holiday yard displays.
 3. [AC Actions are available on the website](#).
 - ii. Social: None.
 - iii. Sunshine: None
 - iv. Pool: None.
 - v. Neighborhood Watch: None.
4. New business
 - a. Hamp noted that homeowners' information is kept in a Microsoft Works Database, software that MS long ago stopped supporting. Although the software continues to work well some future upgrades may be required.
 - b. Discussed continuing garbage truck hydraulic leaks throughout WP. William noted that he had sent a complaint to haulers.
 5. Meeting adjourned: 7:19 p.m.

Submitted: Hamp Reid, Secretary

Approved (4-0-0) February 26, 2023, via email.

TREASURER'S REPORT

2023			
Opening Bank Balance		24,875.84	1/1/2023
INCOME	Budget	Year to Date	Variance
Assessments	\$ 26,460.00	\$ 7,294.00	\$ (19,166.00)
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	\$ -	\$ -	\$ -
Total Income	\$ 29,523.80	\$ 7,674.00	\$ (21,849.80)
EXPENDITURE	Budget	Year to Date	Balance
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	\$ 922.94	\$ 10,475.06
Common Area	\$ 7,100.00	\$ 250.00	\$ 6,850.00
Sunshine Cttee	\$ 225.00	\$ -	\$ 225.00
Social Cttee	\$ 450.00	\$ 20.50	\$ 429.50
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	\$ 181.98	\$ 1,968.02
Telephone	\$ 650.00	\$ -	\$ 650.00
Water	\$ 825.00	\$ 15.80	\$ 809.20
Incidental	\$ 1,120.80	\$ -	\$ 1,120.80
Total Expenditure	\$ 29,523.80	\$ 1,391.22	\$ 28,132.58
Net	\$ -	\$ 6,282.78	\$ 6,282.78
Balance		\$ 31,158.62	
	Bank Balance	\$ 31,179.12	2/7/2023