



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 – March 8, 2023

Consents In Lieu of Formal Meeting

1. February 28, 2023: Approved (4-0-0) BOD Actions for Period Ending February 8, 2023.

Regular Monthly Meeting March 8, 2023

Meeting at Reeds'

Called to order: 6:30 p.m.

Present at meeting:

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

Directors

Kevin Reed
President

Steve Dillon
Vice President

Hamp Reid
Secretary

William Walters
Treasurer

1. Noted Consents listed above.
2. Reviewed To-Do List:
 - a. CY2023 lawn services contract signed with North Cherokee Services beginning April 1, 2023.
 - b. Key card system installation:
 - i. \$800 deposit paid
 - ii. Installation next week or by end-of-month March.
 - c. Pool spring cleaning
 - i. Reviewed Carnahan bid
 - ii. Approved (3-0-1) \$925 including urinal repair
3. Pool opening
 - a. Set for 7:00am, Friday, May 12, 2023
 - b. Subject to passing county health inspection
 - c. Restart phone and trash services
4. Notices for April 23 Annual Members meeting to be mailed/emailed to owners of record by March 22.
5. Reviewed late assessment enforcement timeline.
 - a. Will review fees resolution to ensure charges are covering expenses.
6. Reports:
 - a. Treasurer's Report. See page 2.
 - b. Committee Reports
 - i. Architectural: [AC Actions are available on the website.](#)
 - ii. Social: Egg Hunt @ Pool on April 1.
 - iii. Sunshine: None
 - iv. Pool: None.
 - v. Neighborhood Watch: None.
7. Meeting adjourned: 8:04 p.m.

Submitted: Hamp Reid, Secretary

Approved (3-0-1) April 11, 2023, by all directors present at this meeting.

TREASURER'S REPORT

2023			
Opening Bank Balance		24,875.84	1/1/2023
INCOME	Budget	Year to Date	Variance
Assessments	\$ 26,460.00	\$ 20,843.00	\$ (5,617.00)
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	\$ -	\$ 50.00	\$ 50.00
Total Income	\$ 29,523.80	\$ 21,273.00	\$ (8,250.80)
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	\$ 1,541.01	\$ 9,856.99
Common Area	\$ 7,100.00	\$ 500.00	\$ 6,600.00
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	\$ 222.73	\$ 1,927.27
Telephone	\$ 650.00	\$ -	\$ 650.00
Water	\$ 825.00	\$ 30.45	\$ 794.55
Incidental	\$ 1,120.80	\$ 803.18	\$ 317.62
Total Expenditure	\$ 29,523.80	\$ 3,317.87	\$ 26,205.93
Net	\$ -	\$ 17,955.13	\$ 17,955.13
Balance		\$ 42,830.97	