



Board of Directors

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Waverly Park Homeowners Association

P. O. Box 26

Lebanon, GA 30146

waverlypark.net

Board of Directors Actions

March 9 – April 11, 2023

Consents In Lieu of Formal Meeting

1. April 11, 2023: Approved (4-0-0) Jomarron, Park truck/trailer at pool, one night only.

Regular Monthly Meeting April 11, 2023

Meeting at WP Pool

Called to order: 6:36 p.m.

Present at meeting:

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

1. Noted Consents listed above.
2. Approved (4-0-0) Board Actions for period ending March 8, 2023.
3. Reviewed To-Do List:
 - a. Pool key card system upgrade completed and paid.
 - b. Pool house/deck spring cleaning, urinal repair completed; restrooms to be cleaned before April 23 Members Meeting.
 - c. County Health pool inspection set for May 1.
 - d. Annual Meeting Notices mailed/emailed on March 22, 2023.
 - e. Reviewed May 12 pool opening date with pool contractor.
 - f. Discussed revisions to Board Resolution 2018-01, Delinquent Assessments Enforcement Timetable to allow Board flexibility in enforcing and reflect changes in county lien fees.
 - g. Discussed Annual Meeting preparations and handout documents.
4. Reports:
 - a. Treasurer's Report. See page 2.
 - b. Committee Reports
 - i. Architectural:
 1. Referred trailer violation to BOD for legal action.
 2. [AC Actions are available on the website.](#)
 - ii. Social: 5 families at egg hunt.
 - iii. Sunshine: None
 - iv. Pool: Help needed for daily pool water checks.
 - v. Neighborhood Watch: None.
5. New business:
 - a. Discussed parking lot hole repair.
 - b. Received termite control charges.
6. Meeting adjourned: 8:56 p.m.

Submitted: Hamp Reid, Secretary

Approved (4-0-0) May 9, 2023, via email.

Directors

Kevin Reed
President

Steve Dillon
Vice President

Hamp Reid
Secretary

William Walters
Treasurer

TREASURER'S REPORT

2023			
Opening Bank Balance		24,875.84	1/1/2023
INCOME	Budget	Year to Date	Variance
Assessments	\$ 26,460.00	\$ 24,971.00	\$ (1,489.00)
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	\$ 203.00	\$ (2.80)
Lien fees	\$ 100.00	\$ -	\$ (100.00)
Overpayments	\$ -	\$ -	\$ -
Replacement Card Fees	\$ -	\$ -	\$ -
AC Comm Fines	\$ -	\$ 50.00	\$ 50.00
Total Income	\$ 29,523.80	\$ 25,604.00	\$ (3,919.80)
EXPENDITURE	Budget	Year to Date	Balance
Corp Renewal	\$ 30.00	\$ 30.00	\$ -
Bank Fees	\$ 10.00	\$ 4.00	\$ 6.00
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	\$ 2,395.01	\$ 9,002.99
Common Area	\$ 7,100.00	\$ 750.00	\$ 6,350.00
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	\$ 312.45	\$ 1,837.55
Telephone	\$ 650.00	\$ -	\$ 650.00
Water	\$ 825.00	\$ 59.45	\$ 765.55
Incidental	\$ 1,120.80	\$ 1,606.36	\$ (485.56)
Total Expenditure	\$ 29,523.80	\$ 5,377.77	\$ 24,146.03
Net	\$ -	\$ 20,226.23	\$ 20,226.23
Balance		\$ 45,102.07	
Details of Open Items	Bank Balance	\$ 45,392.02	4/11/2023