



Board of Directors

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Waverly Park Homeowners Association

P. O. Box 26

Lebanon, GA 30146

waverlypark.net

Board of Directors Actions

April 12 – May 10, 2023

Consents In Lieu of Formal Meeting

1. April 26, 2023: Approved (4-0-0) Architectural Committee appointments.
2. May 7, 2023: Declined (2-1-1) Carnahan request to wash travel trailer at pool.
3. May 9, 2023: Approved (4-0-0) BOD Actions for Period Ending April 11, 2023.
4. May 9, 2023: Approved (4-0-0) BOD April 23, 2023 Special Meeting Minutes

Directors

Kevin Reed
President

Steve Dillon
Vice President

Hamp Reid
Secretary

William Walters
Treasurer

Regular Monthly Meeting May 10, 2023

Meeting at WP Pool

Called to order: 6:29 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. Pool opening ready for May 12.
 - i. County health inspection passed May 1.
 - ii. Pool phone turned on April 15. New number 678.493.3916.
 - iii. Trash service activated.
 - b. Annual corporation registration renewal completed.
 - c. Update of BOD resolution on delinquent assessments enforcement to pending.
 - d. Resident Participation Plan discussed.
 - e. Parking lot patch completed. Discussed long-range solutions to parking lot deterioration. Revisit in a month or so.
 - f. Pool clean-up completed by Carnahan.
 - g. Discussed a homeowner's non-compliance, fines assessment and lien.
3. Reports:
 - a. Treasurer's Report. See page 3.
 - b. Committee Reports
 - i. Architectural:
 1. 5 of 6 AC members renewed for 2023.
 2. [AC Actions are available on the website.](#)
 - ii. Social: Summer pool party planned.
 - iii. Sunshine: Noted actions needed list.
 - iv. Pool: Pool water testers needed.
 - v. Neighborhood Watch: None.

4. Items revisited: Pool use/memberships by non-owners/non-residents.
 - a. Reaffirmed previous policy of not allowing due to:
 - i. Rules enforcement problems
 - ii. Liability issues: theirs and HOA
 - iii. Insurance implications
 - iv. Tax implications for income not assessments.
5. Meeting adjourned: 8:11 p.m.

Submitted: Hamp Reid, Secretary

Approved (4-0-0) June 13, 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	\$ 25,559.00	\$ (901.00)
Prior Year Assessments	\$ -	\$ -	\$ -
Interest	\$ -	\$ 3.00	\$ 3.00
Closing Fees	\$ 700.00	\$ 100.00	\$ (600.00)
Initiation Fees	\$ 2,058.00	\$ 280.00	\$ (1,778.00)
Late Fees	\$ 205.80	\$ 261.00	\$ 55.20
Lien fees	\$ 100.00	\$ -	\$ (100.00)
Overpayments	\$ -	\$ -	\$ -
Replacement Card Fees	\$ -	\$ -	\$ -
AC Comm Fines	\$ -	\$ 50.00	\$ 50.00
Total Income	\$ 29,523.80	\$ 26,253.00	\$ (3,270.80)
EXPENDITURE	Budget	Year to Date	Balance
Corp Renewal	\$ 30.00	\$ 30.00	\$ -
Bank Fees	\$ 10.00	\$ 8.00	\$ 2.00
Postage/PO Box	\$ 215.00	\$ -	\$ 215.00
Insurance	\$ 2,200.00	\$ -	\$ 2,200.00
Office Supplies	\$ 50.00	\$ -	\$ 50.00
Janitorial	\$ 1,370.00	\$ 19.07	\$ 1,350.93
Prop Taxes	\$ 80.00	\$ -	\$ 80.00
Lien Filing Fees	\$ 100.00	\$ 51.24	\$ 48.76
Health Department	\$ 200.00	\$ 200.00	\$ -
Pool	\$ 11,398.00	\$ 3,255.87	\$ 8,142.13
Common Area	\$ 7,100.00	\$ 2,539.36	\$ 4,560.64
Sunshine Cttee	\$ 225.00	\$ -	\$ 225.00
Social Cttee	\$ 450.00	\$ 64.55	\$ 385.45
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	\$ 401.37	\$ 1,748.63
Telephone	\$ 650.00	\$ 109.06	\$ 540.94
Water	\$ 825.00	\$ 143.00	\$ 682.00
Incidental	\$ 1,120.80	\$ 103.24	\$ 1,017.56
Total Expenditure	\$ 29,523.80	\$ 6,924.76	\$ 22,599.04
Net	\$ -	\$ 19,328.24	\$ 19,328.24
Balance		\$ 44,204.08	
Details of Open Items	Bank Balance	\$ 45,092.73	5/9/2023