



Board of Directors

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Waverly Park Homeowners Association

P. O. Box 26

Lebanon, GA 30146

waverlypark.net

Board of Directors Actions
June 15 - July 26, 2023

Consents In Lieu of Formal Meeting

None.

Regular Monthly Meeting July 26, 2023

Meeting at WP Pool

Called to order: 6:30 p.m.

Present at meeting:

- Directors: Steve Dillon, Kevin Reed, Hamp Reid, William Walters
- Others: Roman Benitez (mid-meeting arrival)

Directors

Kevin Reed
President

Steve Dillon
Vice President

Hamp Reid
Secretary

William Walters
Treasurer

1. Approved (3-0-1) BOD Actions for Period ending June 14, 2023.
2. Reviewed To-Do List:
 - a. Pool backflow valve repaired and pool reopened.
 - b. Update to BOD enforcement resolution is pending.
 - c. Neighborhood Watch solicitation is pending.
 - d. Resident Participation Plan discussion continues.
 - e. Discussed status of homeowner not responding to correspondence.
 - f. Discussed unauthorized pool use.
 - i. Non-residents
 - ii. Guests limit exceeded.
 - iii. Secretary will request current leases from 7 company-owned properties.
 - iv. Newsletter reminder about guests limits and conduct.
3. Reports:
 - a. Treasurer's Report. See page 2.
 - b. Committee Reports
 - i. Architectural:
 1. [AC Actions are available on the website.](#)
 2. Several violations still pending AC action.
 3. Hamp Reid gave notice of resignation from AC.
 - ii. Social: Events in planning: Fall, Christmas lights.
 - iii. Sunshine: None
 - iv. Pool: Assistance of multiple water testers acknowledged.
 - v. Neighborhood Watch: None.
4. Meeting adjourned: 8:03 p.m.

Submitted: Hamp Reid, Secretary

Approved (4-0-0) on August 3, 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	\$ 200.00	\$ (500.00)
Initiation Fees	\$ 2,058.00	\$ 574.00	\$ (1,484.00)
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	\$ 26,647.00	\$ (2,876.80)
EXPENDITURE	Budget	Year to Date	Balance
Corp Renewal	\$ 30.00	\$ 30.00	\$ -
Bank Fees	\$ 10.00	\$ 10.00	\$ -
Postage/PO Box	\$ 215.00	\$ 287.00	\$ (72.00)
Insurance	\$ 2,200.00	\$ 2,167.00	\$ 33.00
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	\$ 6,961.09	\$ 4,436.91
Common Area	\$ 7,100.00	\$ 2,905.36	\$ 4,194.64
Sunshine Cttee	\$ 225.00	\$ 189.83	\$ 35.17
Social Cttee	\$ 450.00	\$ 64.55	\$ 385.45
Website/Zoom Fees	\$ 200.00	\$ 143.88	\$ 56.12
Pool Trash	\$ 150.00	\$ 55.48	\$ 94.52
Legal Fees	\$ 1,000.00	\$ -	\$ 1,000.00
Electricity	\$ 2,150.00	\$ 916.88	\$ 1,233.12
Telephone	\$ 650.00	\$ 338.13	\$ 311.87
Water	\$ 825.00	\$ 240.25	\$ 584.75
Incidental	\$ 1,120.80	\$ 103.24	\$ 1,017.56
Total Expenditure	\$ 29,523.80	\$ 14,683.00	\$ 14,840.80
Net	\$ -	\$ 11,964.00	\$ 11,964.00
Balance		\$ 36,839.84	
		Bank Balance	7/25/2023
		\$ 37,973.60	