



Board of Directors

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Waverly Park Homeowners Association

P. O. Box 26

Lebanon, GA 30146

waverlypark.net

**Board of Directors Actions
August 10 – September 13, 2023**

Consents In Lieu of Formal Meeting

1. August 14, 2023: Appointed (4-0-0) Colton Brown as WP Neighborhood Watch Coordinator.
2. September 13, 2023: Approved (4-0-0) BOD Actions Period Ending August 9, 2023

Regular Monthly Meeting September 13, 2023

Directors

Kevin Reed
President

Steve Dillon
Vice President

Hamp Reid
Secretary

William Walters
Treasurer

Meeting at WP Pool

Called to order: 6:32 p.m.

Present at meeting:

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

1. Consents above noted.
2. Discussed options for continuing HOA without new volunteers.
3. Reviewed To-Do List:
 - a. Update to BOD Enforcement Action resolution remains pending.
 - b. Noted Neighborhood Watch Coordinator appointment.
 - c. Pool house winterization delayed until 2nd week November to allow for Fall Festival.
 - d. Approved (4-0-0) removal of wooden “No Motorized Vehicles” signs and replacement with metal sign not to exceed \$75.
 - e. Discussed playground mulch replacement – will push to later date.
 - f. Discussed cutting back trees along driveway and around parking lot this fall/winter. Solicit volunteers to cut and pull trees.
 - g. Thanks to Don Carnahan for cutting fallen trees along walking trail.
4. Reports:
 - a. Treasurer’s Report. See page 2.
 - b. Committee Reports
 - i. Architectural: [AC Actions are available on the website.](#)
 - ii. Social: Events in planning: Fall Party planned.
 - iii. Sunshine: None
 - iv. Pool: None.
 - v. Neighborhood Watch: None.
5. Meeting adjourned: 7:12 p.m.

Submitted: Hamp Reid, Secretary

Approved (4-0-0) October 11, 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	\$ 300.00	\$ (400.00)
Initiation Fees	\$ 2,058.00	\$ 868.00	\$ (1,190.00)
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	\$ 27,041.00	\$ (2,482.80)
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	\$ 7,664.73	\$ 3,733.27
Common Area	\$ 7,100.00	\$ 3,271.36	\$ 3,828.64
Sunshine Cttee	\$ 225.00	\$ 208.12	\$ 16.88
Social Cttee	\$ 450.00	\$ 181.85	\$ 268.15
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	\$ 1,463.20	\$ 686.80
Telephone	\$ 650.00	\$ 447.23	\$ 202.77
Water	\$ 825.00	\$ 462.15	\$ 362.85
Incidental	\$ 1,120.80	\$ 133.29	\$ 987.51
Total Expenditure	\$ 29,523.80	\$ 16,795.60	\$ 12,728.20
Net	\$ -	\$ 10,245.40	\$ 10,245.40
Balance		\$ 35,121.24	
	Bank Balance	\$ 35,286.88	9/12/2023