



Board of Directors

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Waverly Park Homeowners Association

P. O. Box 26

Lebanon, GA 30146

waverlypark.net

**Board of Directors Actions
September 14 – October 12, 2023**

Consents In Lieu of Formal Meeting

1. September 18, 2023: Approved (4-0-0) Architectural Committee Appointment letter dated September 13, 2023.
2. September 26, 2023: Approved (4-0-0) Overnight small trailer parking at pool for one night only for 386 Westchester.
3. October 11, 2023: Approved (4-0-0) BOD Actions for period ending September 13, 2023.

Directors

Kevin Reed
President

Steve Dillon
Vice President

Hamp Reid
Secretary

William Walters
Treasurer

Regular Monthly Meeting October 12, 2023

Meeting at WP Pool

Called to order: 6:27 p.m.

Present at meeting:

- Directors: Steve Dillon, Kevin Reed, Hamp Reid, William Walters
- Others: Alec Pienta, Caroline and Roman Benitez

1. Consents noted.
2. Reviewed To-Do List:
 - a. Discussed winterization of pool second week of November. Turn water off at the street.
 - b. Replacement of rotted wooden “No Motorized Vehicle” signs is proceeding.
 - c. Playground mulch replacement – delay until Spring; seek volunteers.
 - d. Cutback of trees along pool parking lot pends volunteers.
 - e. Discussed Resident Participation Plan.
3. Noted pool phone and trash services have been suspended.
4. Discussed illegal vehicles; golf carts and ATVs that are not street legal.
5. Discussed one abandoned property.
6. Noted updated Delinquent Assessments Timetable resolution is pending.
7. Reports:
 - a. Treasurer’s Report. See page 2.
 - b. Committee Reports
 - i. Architectural:
 1. [AC Actions are available on the website.](#)
 - ii. Social: Fall Gathering set for October 29.
 - iii. Sunshine: One new baby noted.
 - iv. Pool: None.
 - v. Neighborhood Watch: None.
8. Meeting adjourned: 7:17 p.m.

Submitted: Hamp Reid, Secretary

Approved (4-0-0) November 8, 2023, at BOD meeting.

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 | \$ 1,039.07 | \$ 330.93 |
| Prop Taxes | \$ 80.00 | \$ 81.08 | \$ (1.08) |
| Lien Filing Fees | \$ 100.00 | \$ 51.24 | \$ 48.76 |
| Health Department | \$ 200.00 | \$ 200.00 | \$ - |
| Pool | \$ 11,398.00 | \$ 8,929.58 | \$ 2,468.42 |
| Common Area | \$ 7,100.00 | \$ 3,454.36 | \$ 3,645.64 |
| 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 | \$ 148.48 | \$ 1.52 |
| Legal Fees | \$ 1,000.00 | \$ - | \$ 1,000.00 |
| Electricity | \$ 2,150.00 | \$ 1,766.97 | \$ 383.03 |
| Telephone | \$ 650.00 | \$ 676.38 | \$ (26.38) |
| Water | \$ 825.00 | \$ 636.10 | \$ 188.90 |
| Incidental | \$ 1,120.80 | \$ 133.29 | \$ 987.51 |
| Total Expenditure | \$ 29,523.80 | \$ 20,144.40 | \$ 9,379.40 |
| Net | \$ - | \$ 6,896.60 | \$ 6,896.60 |
| Balance | | \$ 31,772.44 | |
| | Bank Balance | \$ 33,384.14 | 10/12/2023 |