



Board of Directors

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Waverly Park Homeowners Association

P. O. Box 26

Lebanon, GA 30146

[waverlypark.net](http://waverlypark.net)

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**Board of Directors Actions  
October 13 – November 8, 2023**

**Consents In Lieu of Formal Meeting**

1. October 19, 2023: Approved (4-0-0) [BOD Resolution 2023-02](#) updating delinquent assessments enforcement timetable in BOD RES 20118-01.
2. October 25, 2023: Approved (4-0-0) “No Motorized Vehicles” sign replacement for walking trail

**Regular Monthly Meeting November 8, 2023**

*Directors*

Kevin Reed  
*President*

Steve Dillon  
*Vice President*

Hamp Reid  
*Secretary*

William Walters  
*Treasurer*

Meeting at WP Pool

Called to order: 6:34 p.m.

Present at meeting:

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

1. Consents above noted.
2. Approved (4-0-0) BOD Actions for Period Ending October 12, 2023.
3. Reviewed To-Do List:
  - a. Contractor will winterize pool and restrooms next week.
  - b. No Motorized Vehicles signs: Steve will remove old signs; Kevin will install previously-approved replacements.
  - c. Re-mulch playground and pool perimeter: Pushed to Spring.
  - d. Tree Cut Back at pool parking lot: Newsletter will solicit volunteers for December 17 work party.
  - e. 2024 Assessment:
    - i. Approved (4-0-0) 2024 Annual Assessment of \$308.
    - ii. Publish formal notification on WP web, email link to homeowners by December 1.
    - iii. Invoices to be mailed to homeowners in mid-January, 2024, with due date of February 28, 2024.
  - f. 2024 Budget: Development continues.
  - g. Discussed Resident Participation Plan.
4. Approved (4-0-0) Letter to the bank holding the mortgage of WP property requesting action under the security deed terms.

5. Reports:

- a. Treasurer's Report. See page 3.
    - i. Discussed 2024 budget development.
  - b. Committee Reports
    - i. Architectural: [AC Actions are available on the website.](#)
    - ii. Social:
      - 1. Thanks to Sarah Reed for organizing October 29 Fall Gathering.
      - 2. Events in planning: Christmas lights.
    - iii. Sunshine: None
    - iv. Pool: None.
    - v. Neighborhood Watch: None.
6. Meeting adjourned: 7:41 p.m.

Submitted: Hamp Reid, Secretary

Approved (4-0-0) December 2, 2023, via email.

## TREASURER'S REPORT

<b>2023</b>			
<b>Opening Bank Balance</b>		<b>24,875.84</b>	<b>1/1/2023</b>
<b>INCOME</b>	<b>Budget</b>	<b>Year to Date</b>	<b>Variance</b>
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
<b>Total Income</b>	<b>\$ 29,523.80</b>	<b>\$ 27,041.00</b>	<b>\$ (2,482.80)</b>
<b>EXPENDITURE</b>	<b>Budget</b>	<b>Year to Date</b>	<b>Balance</b>
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	\$ 9,493.69	\$ 1,904.31
Common Area	\$ 7,100.00	\$ 3,637.36	\$ 3,462.64
Sunshine Cttee	\$ 225.00	\$ 217.65	\$ 7.35
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	\$ 2,076.51	\$ 73.49
Telephone	\$ 650.00	\$ 676.38	\$ (26.38)
Water	\$ 825.00	\$ 636.10	\$ 188.90
Incidental	\$ 1,120.80	\$ 193.64	\$ 927.16
<b>Total Expenditure</b>	<b>\$ 29,523.80</b>	<b>\$ 21,270.93</b>	<b>\$ 8,252.87</b>
<b>Net</b>	<b>\$ -</b>	<b>\$ 5,770.07</b>	<b>\$ 5,770.07</b>
<b>Balance</b>		<b>\$ 30,645.91</b>	
		<b>Bank Balance</b>	<b>\$ 31,357.37</b>
			<b>11/8/2023</b>