



Board of Directors

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Waverly Park Homeowners Association

P. O. Box 26

Lebanon, GA 30146

waverlypark.net

**Board of Directors Actions
November 9 – December 13, 2023**

Consents In Lieu of Formal Meeting

1. December 2, 2023: Approved (4-0-0) BOD Actions for Period Ending November 8, 2023.

Regular Monthly Meeting December 13, 2023

Meeting at Reed's, 398 Westchester Way

Called to order: 6:32 p.m.

Present at meeting:

- Directors: Steve Dillon, Kevin Reed, Hamp Reid, William Walters
- Others: Sarah Reed.

1. Consents listed above noted.
2. Reviewed To-Do List:
 - a. Noted pool winterization completed; water turned off at street curb.
 - b. Noted wooden trail signs removed (by Steve) and replaced (by Kevin) with metal signs.
 - c. Discussed tree cut back project
 - i. Remove small trees and undergrowth from around pool parking lot.
 - ii. Scheduled for 1 – 4 pm, January 14
 - iii. Newsletter volunteer solicitation by December 15, RSVP by December 20.
 - d. Noted homeowners' notification of 2024 Assessment amount completed on November 20, 2023.
 - e. Discussed 2024 Assessment Invoices printing.
 - f. Approved (4-0-0) 2024 budget. Budget will be published in a January 2024 BOD resolution authorizing the treasurer to pay bills.
 - g. Thanks to the Jomarrons for again providing electricity to the WP entrance sign Christmas decorations.
3. Reports:
 - a. Treasurer's Report. See page 2.
 - b. Committee Reports
 - i. Architectural: [AC Actions are available on the website.](#)
 - ii. Social: Christmas lights contest set 6-8pm, December 22.
 - iii. Sunshine: None
 - iv. Pool: None.
 - v. Neighborhood Watch: None.
4. Meeting adjourned: 8:05 p.m.

Submitted: Hamp Reid, Secretary

Approved (4-0-0) January 10, 2024, at board meeting.

Directors

Kevin Reed
President

Steve Dillon
Vice President

Hamp Reid
Secretary

William Walters
Treasurer

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	Original 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	\$ 10,561.59	\$ 836.41
Common Area	\$ 7,100.00	\$ 3,820.36	\$ 3,279.64
Sunshine Cttee	\$ 225.00	\$ 217.65	\$ 7.35
Social Cttee	\$ 450.00	\$ 245.76	\$ 204.24
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	\$ 2,290.52	\$ (140.52)
Telephone	\$ 650.00	\$ 676.38	\$ (26.38)
Water	\$ 825.00	\$ 768.10	\$ 56.90
Incidental	\$ 1,120.80	\$ 169.28	\$ 951.52
Total Expenditure	\$ 29,523.80	\$ 22,907.39	\$ 6,616.41
Net	\$ -	\$ 4,133.61	\$ 4,133.61
Balance		\$ 29,009.45	
	Bank Balance	\$ 29,596.32	12/13/2023