



Board of Directors

[wpha.bod@gmail.com](mailto:wpha.bod@gmail.com)

Waverly Park Homeowners Association

P. O. Box 26

Lebanon, GA 30146

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

---

Board of Directors Actions  
December 14, 2023 – January 10, 2024

**Consents In Lieu of Formal Meeting**

None.

**Regular Monthly Meeting 1/10/2024**

Meeting at Reed's, 398 Westchester Way

Called to order: 6:33 p.m.

Present at meeting:

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

1. Approved (4-0-0) BOD Actions for Period Ending 12/13/2023.
2. Reviewed To-Do List:
  - a. Noted covering pool furniture with tarp is pending.
  - b. Discussed Tree Cut Back Project scheduled for 1/14/2024:
    - i. Noted schedule conflicts.
    - ii. Agreed to pause for plan review and send newsletter postponement announcement.
  - c. Noted 2024 Assessment invoices are printed and ready for mailing.
  - d. Discussed recent legal filing for a WP property.
  - e. Discussed 2024 pool maintenance contract. Will seek second bid before renewing.
  - f. Discussed 2024 North Cherokee Services (NCS) lawn care contract:
    - i. Agreed (4-0-0) to accept NCS extension offer for 2024 with no cost increase.
  - g. Discussed offering WP residents the opportunity to bid on small maintenance projects:
    - i. Develop projects list for distribution to interested residents.
    - ii. Newsletter solicitation for interested persons by 1/15/2024; RSVP by 1/21/2024.
    - iii. Project list available to responders.
3. Approved (4-0-0) [BOD Resolution 2024-01](#) publishing the 2024 budget.
4. Reports:
  - a. Treasurer's Report. See page 2.
  - b. Committee Reports
    - i. Architectural:
      1. Discussed a shed violation.
      2. [AC Actions are available on the website.](#)
    - ii. Social: None.
    - iii. Sunshine: None
    - iv. Pool: None.
    - v. Neighborhood Watch: None.
5. Meeting adjourned: 7:56 p.m.

Submitted: Hamp Reid, Secretary

Approved (4-0-0) on 1/20/2024, via email.

*Directors*

Kevin Reed  
*President*

Steve Dillon  
*Vice President*

Hamp Reid  
*Secretary*

William Walters  
*Treasurer*

## TREASURER'S REPORT

<b>2024</b>			
<b>Opening Bank Balance</b>		<b>\$ 28,949.00</b>	<b>1/1/2024</b>
<b>INCOME</b>	<b>Original Budget</b>	<b>Year to Date</b>	<b>Variance</b>
Assessments	\$ 27,720.00	\$ 1,190.00	\$(26,530.00)
Prior Year Assessments	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -
Closing Fees	\$ 300.00	\$ -	\$ (300.00)
Initiation Fees	\$ 924.00	\$ -	\$ (924.00)
Late Fees Collected	\$ 92.40	\$ -	\$ (92.40)
Lien fees Collected	\$ 100.00	\$ -	\$ (100.00)
Overpayments	\$ -	\$ -	\$ -
Replacement Card Fees	\$ -	\$ -	\$ -
AC Comm Fines	\$ -	\$ -	\$ -
<b>Total Income</b>	<b>\$ 29,136.40</b>	<b>\$ 1,190.00</b>	<b>\$(27,946.40)</b>
<b>EXPENDITURE</b>	<b>Original 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	\$ 287.00	\$ -	\$ 287.00
Insurance	\$ 2,200.00	\$ -	\$ 2,200.00
Office Supplies	\$ 50.00	\$ -	\$ 50.00
Janitorial	\$ 1,370.00	\$ -	\$ 1,370.00
Prop Taxes	\$ 85.00	\$ -	\$ 85.00
Lien Filing Fees	\$ 100.00	\$ -	\$ 100.00
Health Department	\$ 200.00	\$ -	\$ 200.00
Pool	\$ 11,400.00	\$ -	\$ 11,400.00
Common Area	\$ 4,146.00	\$ 183.00	\$ 3,963.00
Sunshine Cttee	\$ 225.00	\$ -	\$ 225.00
Social Cttee	\$ 450.00	\$ 39.55	\$ 410.45
Website/Zoom Fees	\$ 200.00	\$ -	\$ 200.00
Pool Trash	\$ 150.00	\$ -	\$ 150.00
Legal Fees	\$ 1,500.00	\$ -	\$ 1,500.00
Electricity	\$ 2,400.00	\$ 91.76	\$ 2,308.24
Telephone	\$ 680.00	\$ -	\$ 680.00
Water	\$ 825.00	\$ -	\$ 825.00
Incidental	\$ 2,828.40	\$ -	\$ 2,828.40
<b>Total Expenditure</b>	<b>\$ 29,136.40</b>	<b>\$ 314.31</b>	<b>\$ 28,822.09</b>
<b>Net</b>	<b>\$ -</b>	<b>\$ 875.69</b>	<b>\$ 875.69</b>
<b>Balance</b>		<b>\$ 29,824.69</b>	
<b>Bank Balance</b>		<b>\$ 29,864.24</b>	<b>1/10/2024</b>