



Board of Directors

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Waverly Park Homeowners Association

P. O. Box 26

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

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**Board of Directors Actions  
January 11– February 21, 2024**

**Consents In Lieu of Formal Meeting**

1. 1/20/2024: Approved (4-0-0) BOD Actions for Period Ending 1/10/2024.
2. 2/14/2024: Approved (4-0-0) North Metro Pool 2024 maintenance contract after comparing with a 2<sup>nd</sup> provider's offer.

**Regular Monthly Meeting February 21, 2024**

*Directors*

Kevin Reed  
*President*

Steve Dillon  
*Vice President*

Hamp Reid  
*Secretary*

William Walters  
*Treasurer*

Meeting at Reed's, 398 Westchester Way

Called to order: 6:30 p.m.

Present at meeting:

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

1. Noted Consents listed above.
2. Reviewed To-Do List:
  - a. Approved (4-0-0) 2024 Annual Members Meeting for 6:30 pm, Wednesday, 4/24/2024, at the pool. Shifted date from weekends in hopes of increasing attendance.
  - b. Rescheduled Tree Cut Back Project for 1 – 4 pm on Sunday, 3/3/2024. Newsletter notice to follow.
  - c. Discussed Resident Participation Plan and the impact on the WPHA's future.
  - d. Noted progress with one distressed WP property.
  - e. Reviewed bids received from WP residents for general maintenance projects:
    - i. Approved (4-0-0) Don Carnahan bid of \$1,450 for 6 projects.
3. Reports:
  - a. Treasurer's Report. See page 2.
    - i. 41 2024 assessment payments received to date.
  - b. Committee Reports
    - i. Architectural: [AC Actions are available on the website.](#)
    - ii. Social: Planning an Easter egg hunt.
    - iii. Sunshine: None
    - iv. Pool: None.
    - v. Neighborhood Watch: None.
4. Meeting adjourned: 8:01 p.m.

Submitted: Hamp Reid, Secretary

Approved (4-0-0) 3/12/2024, via email.

## 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	\$ 13,510.00	\$ (14,210.00)
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>\$ 13,510.00</b>	<b>\$ (15,626.40)</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	\$ 250.00	\$ (50.00)
Pool	\$ 11,400.00	\$ 898.00	\$ 10,502.00
Common Area	\$ 4,146.00	\$ 366.00	\$ 3,780.00
Sunshine Cttee	\$ 225.00	\$ -	\$ 225.00
Social Cttee	\$ 450.00	\$ 92.52	\$ 357.48
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	\$ 182.26	\$ 2,217.74
Telephone	\$ 680.00	\$ -	\$ 680.00
Water	\$ 825.00	\$ 31.00	\$ 794.00
Incidental	\$ 2,828.40	\$ -	\$ 2,828.40
<b>Total Expenditure</b>	<b>\$ 29,136.40</b>	<b>\$ 1,849.78</b>	<b>\$ 27,286.62</b>
<b>Net</b>	<b>\$ -</b>	<b>\$ 11,660.22</b>	<b>\$ 11,660.22</b>
<b>Balance</b>		<b>\$ 40,609.22</b>	
	<b>Bank Balance</b>	<b>\$ 41,416.24</b>	<b>2/21/2024</b>