



Board of Directors

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Waverly Park Homeowners Association

P. O. Box 26

Lebanon, GA 30146

waverlypark.net

**Board of Directors Actions
February 22 – March 13, 2024**

Consents In Lieu of Formal Meeting

1. 3/12/2024: Approved (4-0-0) BOD Actions for Period Ending 2/21/2024.

Regular Monthly Meeting March 13, 2024

Meeting at Reed's, 398 Westchester Way

Called to order: 6:31 p.m.

Present at meeting:

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

Directors

**Kevin Reed
President**

**Steve Dillon
Vice President**

**Hamp Reid
Secretary**

**William Walters
Treasurer**

1. Consents listed above noted.
2. Reviewed To-Do List:
 - a. Noted Pool Tree Cut Back Project completed on 3/3/2024. [Thanks again to the volunteers.](#)
 - b. Noted CY 2024 lawn care contract will renew on 3/31/2024, for same amount as last year.
 - c. Pool restroom cleaning contract renewed with Mason Walters.
 - d. Reviewed Annual Meeting Preparations.
 - e. Reviewed status of a distressed WP property.
 - f. Set 2024 pool opening date for 5/10/2024 and closing date for 9/23/2024 with last swim on 9/22/2024.
 - i. Turn on phone 4/1/2024
 - ii. Schedule County Health Inspection
 - iii. Begin trash pickup end of April
 - g. Discussed pool security.
 - h. Kevin will draft letter soliciting board volunteers.
3. Reports:
 - a. Treasurer's Report. See page 2.
 - b. Committee Reports
 - i. Architectural: [AC Actions are available on the website.](#)
 - ii. Social: Egg Hunt, Garage Sale scheduled.
 - iii. Sunshine: None
 - iv. Pool: None.
 - v. Neighborhood Watch: None.
4. Meeting adjourned: 8:07 p.m.

Submitted: Hamp Reid, Secretary

Approved (3-0-1) at 4/10/2024 board meeting.

TREASURER’S REPORT

2024			
Opening Bank Balance		\$ 28,949.00	1/1/2024
INCOME	Original Budget	Year to Date	Variance
Assessments	\$ 27,720.00	\$ 24,282.00	\$ (3,438.00)
Prior Year Assessments	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -
Closing Fees	\$ 300.00	\$ -	\$ (300.00)
Initiation Fees	\$ 924.00	\$ -	\$ (924.00)
Late Fees Collected	\$ 92.40	\$ 30.00	\$ (62.40)
Lien fees Collected	\$ 100.00	\$ -	\$ (100.00)
Overpayments	\$ -	\$ -	\$ -
Replacement Card Fees	\$ -	\$ -	\$ -
AC Comm Fines	\$ -	\$ -	\$ -
Total Income	\$ 29,136.40	\$ 24,312.00	\$ (4,824.40)
EXPENDITURE	Original Budget	Year to Date	Balance
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	\$ 549.00	\$ 3,597.00
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	\$ 271.36	\$ 2,128.64
Telephone	\$ 680.00	\$ -	\$ 680.00
Water	\$ 825.00	\$ 31.00	\$ 794.00
Incidental	\$ 2,828.40	\$ -	\$ 2,828.40
Total Expenditure	\$ 29,136.40	\$ 2,121.88	\$ 27,014.52
Net	\$ -	\$ 22,190.12	\$ 22,190.12
Balance		\$ 51,139.12	
	Bank Balance	\$ 51,231.64	3/12/2024