



Board of Directors

wpha.bod@gmail.com

Waverly Park Homeowners Association

P. O. Box 26

Lebanon, GA 30146

waverlypark.net

Board of Directors Actions
March 14 – April 10, 2024

Consents In Lieu of Formal Meeting

None.

Regular Monthly Meeting April 10, 2024

Meeting at WP Pool

Called to order: 6:35 p.m.

Present at meeting:

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

Directors

Kevin Reed
President

Steve Dillon
Vice President

Hamp Reid
Secretary

William Walters
Treasurer

1. Approved (3-0-1) BOD Actions for Period Ending 3/13/2024.
2. Reviewed To-Do List:
 - a. 2024 lawn care contract signed.
 - b. Pool restroom contract pending.
 - c. Discussed Annual Meeting preparations.
 - d. Reviewed status of general maintenance projects (Carnahan)
 - e. Reviewed status of distressed WP property.
 - f. Confirmed 2024 pool opening date for 5/10/2024 and closing date for 9/23/2024 with last swim on 9/22/2024.
 - i. Phone is active and 911 tested.
 - ii. Resumption of trash service confirmed.
 - g. Agreed to send resident participation invite in mid-April.
 - h. Discussed pool gate repairs.
3. Reports:
 - a. Treasurer's Report. See page 2.
 - i. To date, 8 homeowners have not paid the 2024 assessment including 2 with several years unpaid.
 - ii. Delinquent notices sent on 3/15/2024.
 - b. Committee Reports
 - i. Architectural: [AC Actions are available on the website.](#)
 - ii. Social: Egg Hunt completed. Yard Sale set for 4/19-20.
 - iii. Sunshine: None
 - iv. Pool: None.
 - v. Neighborhood Watch: Security camera proposals under review.
4. Meeting adjourned: 7:57 p.m.

Submitted: Hamp Reid, Secretary

Approved (3-0-1) 4/19/2024, via email by all directors present at this 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	\$ 25,258.00	\$ (2,462.00)
Prior Year Assessments	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -
Closing Fees	\$ 300.00	\$ -	\$ (300.00)
Initiation Fees	\$ 924.00	\$ -	\$ (924.00)
Late Fees Collected	\$ 92.40	\$ 120.00	\$ 27.60
Lien fees Collected	\$ 100.00	\$ -	\$ (100.00)
Overpayments	\$ -	\$ -	\$ -
Replacement Card Fees	\$ -	\$ -	\$ -
AC Comm Fines	\$ -	\$ -	\$ -
Total Income	\$ 29,136.40	\$ 25,378.00	\$ (3,758.40)
EXPENDITURE	Original Budget	Year to Date	Balance
Corp Renewal	\$ 30.00	\$ 30.00	\$ -
Bank Fees	\$ 10.00	\$ 4.00	\$ 6.00
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	\$ 50.50	\$ 49.50
Health Department	\$ 200.00	\$ 250.00	\$ (50.00)
Pool	\$ 11,400.00	\$ 1,347.00	\$ 10,053.00
Common Area	\$ 4,146.00	\$ 732.00	\$ 3,414.00
Sunshine Cttee	\$ 225.00	\$ -	\$ 225.00
Social Cttee	\$ 450.00	\$ 127.48	\$ 322.52
Website/Zoom Fees	\$ 200.00	\$ -	\$ 200.00
Pool Trash	\$ 150.00	\$ 21.00	\$ 129.00
Legal Fees	\$ 1,500.00	\$ -	\$ 1,500.00
Electricity	\$ 2,400.00	\$ 309.78	\$ 2,090.22
Telephone	\$ 680.00	\$ -	\$ 680.00
Water	\$ 825.00	\$ 46.50	\$ 778.50
Incidental	\$ 2,828.40	\$ -	\$ 2,828.40
Total Expenditure	\$ 29,136.40	\$ 2,918.26	\$ 26,218.14
Net	\$ -	\$ 22,459.74	\$ 22,459.74
Balance		\$ 51,408.74	
	Bank Balance	\$ 51,163.26	4/9/2024