



Board of Directors

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Waverly Park Homeowners Association

P. O. Box 26

Lebanon, GA 30146

waverlypark.net

Board of Directors Actions

April 11 - May 9, 2024

Consents In Lieu of Formal Meeting

1. 4/27/2024: Directors elected (4-0-0) officers shown in the sidebar.
2. 5/6/2024: Approved (3-0-1) Annual Members Meeting Minutes.

Regular Monthly Meeting May 9, 2024

Meeting at WP Pool

Called to order: 6:32 p.m.

Present at meeting:

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

1. Consents listed above noted.
2. Reviewed To-Do List:
 - a. General maintenance projects (Carnahan) done and paid.
 - b. Pool restroom cleaning contract signed (Walters).
 - c. North Metro Pool quote to replace pump pending.
 - d. Discussed dissolution of HOA due to lack of volunteers.
 - i. Phone meeting with attorney is scheduled for next week to discuss procedures and impacts.
 - ii. Step-by-step plan and timeline reviewed.
 - e. Approved (4-0-0) \$100 for purchase of playground repair materials.
3. Reports:
 - a. Treasurer's Report. See page 3.
 - i. 2 homeowners with multi-years unpaid assessments.
 - ii. 2 homeowners with single year unpaid assessments.
 - iii. No sales pending.
 - b. Committee Reports
 - i. Architectural: [AC Actions are available on the website.](#)
 - ii. Social: Summer Kickoff set for 5/19/2024.
 - iii. Sunshine: Sent card to a homeowner just out of hospital.
 - iv. Pool:
 1. Discussed stand-in pool restroom cleaner.
 2. Steve will remove pool padlock tomorrow morning for pool opening.
 - v. Neighborhood Watch: See New Business below.

Directors

Kevin Reed
President

Steve Dillon
Vice President

Hamp Reid
Secretary

William Walters
Treasurer

4. New Business:
 - a. Discussed unsupervised minor resident found trespassing in closed and locked pool and other related incidents.
 - i. Approved (4-0-0) 30-day suspension of homeowner's common area privileges related to the trespass.
 - b. Discussed pool key card issue.
5. Meeting adjourned: 8:22 p.m.

Submitted: Hamp Reid, Secretary

Approved (4-0-0) on 5/16/2024, via email.

TREASURER'S REPORT

2024			
Opening Bank Balance		\$ 28,949.00	1/1/2024
INCOME	Original Budget	Year to Date	Variance
Assessments	\$ 27,720.00	\$ 26,490.00	\$ (1,230.00)
Prior Year Assessments	\$ -	\$ -	\$ -
Interest	\$ -	\$ 5.94	\$ 5.94
Closing Fees	\$ 300.00	\$ -	\$ (300.00)
Initiation Fees	\$ 924.00	\$ -	\$ (924.00)
Late Fees Collected	\$ 92.40	\$ 330.00	\$ 237.60
Lien fees Collected	\$ 100.00	\$ -	\$ (100.00)
Overpayments	\$ -	\$ 58.50	\$ 58.50
Replacement Card Fees	\$ -	\$ -	\$ -
AC Comm Fines	\$ -	\$ 2,200.00	\$ 2,200.00
Total Income	\$ 29,136.40	\$ 29,084.44	\$ (51.96)
EXPENDITURE	Original Budget	Year to Date	Balance
Corp Renewal	\$ 30.00	\$ 30.00	\$ -
Bank Fees	\$ 10.00	\$ 6.00	\$ 4.00
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	\$ 2,096.00	\$ 9,304.00
Common Area	\$ 4,146.00	\$ 2,992.79	\$ 1,153.21
Sunshine Cttee	\$ 225.00	\$ 15.00	\$ 210.00
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	\$ 402.06	\$ 1,997.94
Telephone	\$ 680.00	\$ -	\$ 680.00
Water	\$ 825.00	\$ 62.00	\$ 763.00
Incidental	\$ 2,828.40	\$ 11.63	\$ 2,816.77
Total Expenditure	\$ 29,136.40	\$ 6,064.46	\$ 23,071.94
Net	\$ -	\$ 23,019.98	\$ 23,019.98
Balance		\$ 51,968.98	
Bank Balance		\$ 51,995.61	5/9/2024