



Board of Directors

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Waverly Park Homeowners Association

P. O. Box 26

Lebanon, GA 30146

waverlypark.net

Board of Directors Actions

May 10 – June 13, 2024

Consents In Lieu of Formal Meeting

1. 5/16/2024: Approved (4-0-0) BOD Actions for Period Ending 5/9/2024.

Regular Monthly Meeting June 13, 2024

Meeting at WP Pool

Called to order: 6:42 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. Noted Consents listed above.
2. Reviewed To-Do List:
 - a. HOA Dissolution: Kevin reviewed his meeting with attorney. Attorney will soon send letter to homeowners with more details of the four options available:
 - i. Volunteers participate. Dissolution no longer needed.
 - ii. State receivership. State control and management; significant assessments increases likely.
 - iii. Do nothing. Management of operations ceases.
 - iv. Legally dissolve HOA.
 - b. Discussed maintenance of recently-cleared area adjacent to pool parking lot.
 - c. Agreed that maintenance of entrance sign shrubbery is HOA responsibility.
3. Reports:
 - a. Treasurer's Report.
 - i. See page 2.
 - ii. Noted one unpaid assessment. Results of property foreclosure sale as yet unavailable.
 - b. Committee Reports
 - i. Architectural: [AC Actions are available on the website.](#)
 - ii. Social: None.
 - iii. Sunshine: One child in hospital.
 - iv. Pool: None.
 - v. Neighborhood Watch: None.
4. Meeting adjourned: 7:41 p.m.

Submitted: Hamp Reid, Secretary

Approved (4-0-0) 6/26/2024, 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	\$ 27,414.00	\$ 27,414.00	\$ (306.00)
Prior Year Assessments	\$ -	\$ 574.00	\$ 574.00	\$ 574.00
Interest	\$ -	\$ 100.03	\$ 100.03	\$ 100.03
Closing Fees	\$ 300.00	\$ -	\$ -	\$ (300.00)
Initiation Fees	\$ 924.00	\$ -	\$ -	\$ (924.00)
Late Fees Collected	\$ 92.40	\$ 477.00	\$ 477.00	\$ 384.60
Lien fees Collected	\$ 100.00	\$ 300.00	\$ 300.00	\$ 200.00
Overpayments	\$ -	\$ 58.50	\$ 58.50	\$ 58.50
Replacement Card Fees	\$ -	\$ -	\$ -	\$ -
AC Comm Fines	\$ -	\$ 2,200.00	\$ 2,200.00	\$ 2,200.00
Total Income	\$ 29,136.40	\$ 31,123.53	\$ 31,123.53	\$ 1,987.13
EXPENDITURE	Original Budget		Year to Date	Balance
Corp Renewal	\$ 30.00	\$ 30.00	\$ 30.00	\$ -
Bank Fees	\$ 10.00	\$ 8.00	\$ 8.00	\$ 2.00
Postage/PO Box	\$ 287.00	\$ -	\$ -	\$ 287.00
Insurance	\$ 2,200.00	\$ 2,484.00	\$ 2,484.00	\$ (284.00)
Office Supplies	\$ 50.00	\$ -	\$ -	\$ 50.00
Janitorial	\$ 1,370.00	\$ 16.84	\$ 16.84	\$ 1,353.16
Prop Taxes	\$ 85.00	\$ 84.20	\$ 84.20	\$ 0.80
Lien Filing Fees	\$ 100.00	\$ 127.38	\$ 127.38	\$ (27.38)
Health Department	\$ 200.00	\$ 250.00	\$ 250.00	\$ (50.00)
Pool	\$ 11,400.00	\$ 3,048.90	\$ 3,048.90	\$ 8,351.10
Common Area	\$ 4,146.00	\$ 3,497.67	\$ 3,497.67	\$ 648.33
Sunshine Cttee	\$ 225.00	\$ 15.00	\$ 15.00	\$ 210.00
Social Cttee	\$ 450.00	\$ 159.21	\$ 159.21	\$ 290.79
Website/Zoom Fees	\$ 200.00	\$ -	\$ -	\$ 200.00
Pool Trash	\$ 150.00	\$ 21.00	\$ 21.00	\$ 129.00
Legal Fees	\$ 1,500.00	\$ 300.00	\$ 300.00	\$ 1,200.00
Electricity	\$ 2,400.00	\$ 647.58	\$ 647.58	\$ 1,752.42
Telephone	\$ 680.00	\$ -	\$ -	\$ 680.00
Water	\$ 825.00	\$ 91.10	\$ 91.10	\$ 733.90
Incidental	\$ 2,828.40	\$ 56.50	\$ 56.50	\$ 2,771.90
Total Expenditure	\$ 29,136.40	\$ 10,837.38	\$ 10,837.38	\$ 18,299.02
Net	\$ -	\$ 20,286.15	\$ 20,286.15	\$ 20,286.15
Balance		\$ 49,235.15		
	Bank Balance	\$ 52,042.85	\$ 52,042.85	6/11/2024