



Board of Directors

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Waverly Park Homeowners Association

P. O. Box 26

Lebanon, GA 30146

waverlypark.net

**Board of Directors Actions
July 25 – August 14, 2024**

Consents In Lieu of Formal Meeting

1. 7/29/2024: Approved (4-0-0) BOD Actions for Period Ending 7/25/2024.

Regular Monthly Meeting August 14, 2024

Meeting at WP Pool

Called to order: 6:36 p.m.

Present at meeting:

- Directors: Steve Dillon, Kevin Reed, Hamp Reid, William Walters
- Others: John Kreeger, Kari Peace, Jenny Boyd, Scot Roberts, Jared Martin, Trista Smith

1. Consents listed above noted.
2. Reviewed To-Do List:
 - a. Discussed HOA dissolution.
 - i. Lawyer's letter detailing options was sent to homeowners on 8/7/2024.
 - ii. Responses to volunteer survey to date:
 1. Yes -11,
 2. No - 6,
 3. Pends questions - 1
 - b. Confirmed pool will close for season on 9/22/2024 as planned.
 - c. Trim WP Entrance Sign bushes: Pending response from lawn contractor.
 - d. 720 HAB Closing attorney's request for a signed Indemnification document before paying debts to WPHA under review by WPHA attorney.
 - e. Noted new pool signs required by county will be installed this evening.
3. Reports:
 - a. Treasurer's Report. See page 3.
 - i. 720 HAB payment pends attorney review mentioned above.
 - b. Committee Reports
 - i. Architectural:
 1. Property maintenance reminder letter sent to homeowners.
 2. 3 commercial vehicle parking violations working.
 3. [AC Actions are available on the website.](#)
 - ii. Social: None.
 - iii. Sunshine: None
 - iv. Pool: None.
 - v. Neighborhood Watch: None.

Directors

Kevin Reed
President

Steve Dillon
Vice President

Hamp Reid
Secretary

William Walters
Treasurer

4. New Business

- a. Trista Smith asked if commercial vehicle parking restrictions could be changed.
Advised a CCR amendment would be required.

5. Meeting adjourned: 7:34 p.m.

Submitted: Hamp Reid, Secretary

Approved (4-0-0) 9/10/2024, 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	\$ (306.00)
Prior Year Assessments	\$ -	\$ 574.00	\$ 574.00
Interest	\$ -	\$ 100.03	\$ 100.03
Closing Fees	\$ 300.00	\$ -	\$ (300.00)
Initiation Fees	\$ 924.00	\$ -	\$ (924.00)
Late Fees Collected	\$ 92.40	\$ 447.00	\$ 384.60
Lien fees Collected	\$ 100.00	\$ 300.00	\$ 200.00
Overpayments	\$ -	\$ 58.50	\$ 58.50
Replacement Card Fees	\$ -	\$ 10.00	\$ -
AC Comm Fines	\$ -	\$ 2,200.00	\$ 2,200.00
Total Income	\$ 29,136.40	\$ 31,103.53	\$ 1,987.13
EXPENDITURE	Original Budget	Year to Date	Balance
Corp Renewal	\$ 30.00	\$ 30.00	\$ -
Bank Fees	\$ 10.00	\$ 10.00	\$ 2.00
Postage/PO Box	\$ 287.00	\$ 150.00	\$ 287.00
Insurance	\$ 2,200.00	\$ 2,484.00	\$ (284.00)
Office Supplies	\$ 50.00	\$ -	\$ 50.00
Janitorial	\$ 1,370.00	\$ 230.40	\$ 1,353.16
Prop Taxes	\$ 85.00	\$ 84.20	\$ 0.80
Lien Filing Fees	\$ 100.00	\$ 127.38	\$ (27.38)
Health Department	\$ 200.00	\$ 250.00	\$ (50.00)
Pool	\$ 11,400.00	\$ 4,687.97	\$ 8,351.10
Common Area	\$ 4,146.00	\$ 3,943.67	\$ 648.33
Sunshine Cttee	\$ 225.00	\$ 46.08	\$ 210.00
Social Cttee	\$ 450.00	\$ 159.21	\$ 290.79
Website/Zoom Fees	\$ 200.00	\$ 232.20	\$ 200.00
Pool Trash	\$ 150.00	\$ 237.00	\$ 129.00
Legal Fees	\$ 1,500.00	\$ 300.00	\$ 1,200.00
Electricity	\$ 2,400.00	\$ 1,183.99	\$ 1,752.42
Telephone	\$ 680.00	\$ 460.91	\$ 680.00
Water	\$ 825.00	\$ 240.05	\$ 733.90
Incidental	\$ 2,828.40	\$ 182.61	\$ 2,771.90
Total Expenditure	\$ 29,136.40	\$ 15,039.67	\$ 18,299.02
Net	\$ -	\$ 16,063.86	\$ 20,286.15
Balance		\$ 45,012.86	
Bank Balance		\$ 45,158.14	8/14/2024