



Board of Directors

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Waverly Park Homeowners Association

P. O. Box 26

Lebanon, GA 30146

waverlypark.net

**Board of Directors Actions
August 15 – September 11, 2024**

Consents In Lieu of Formal Meeting

1. 9/10/2024: Approved (4-0-0) BOD Actions for Period Ending 8/14/2024.

Regular Monthly Meeting 9/11/2024

Meeting at WP Pool

Called to order: 6:33 p.m.

Present at meeting:

- Directors: Kevin Reed, Hamp Reid, William Walters.
- Others: John Kreeger, Scott Kearney, Roman & Caroline Benitez, Bill & Jacqueline Jomarron, Charles Woodward, Jared Martin

1. Consents listed above noted.
2. Reviewed To-Do List:
 - a. Noted WP Entrance Sign Bush trimming complete.
 - b. Noted fallen tree NW of pool parking lot has been removed. Thanks to the mystery lumberjacks!
 - c. New pool signs required by the county were installed on 8/14/2024.
 - d. Discussed volunteer survey tally and future plans.
 - i. Yes-15; (some committees only); No-9.
 - ii. Develop email list of volunteers
 - iii. Develop detailed BOD duties by expanding the CCR and By-laws listings.
 - e. Pool closing set for 9/22/2024.
 - i. Suspend phone service – William
 - ii. Suspend trash service – Kevin
 - iii. Confirm winterization plan with contractor - Kevin
3. Reports:
 - a. Treasurer's Report. See page 3.
 - i. 720 HAB closing attorney's indemnification document cleared for signature by WP attorney: signed, returned, and payment of past assessments received.
 - ii. All current and past due assessments are now paid.
 - b. Committee Reports
 - i. Architectural:
 1. None.
 2. [AC Actions are available on the website.](#)
 - ii. Social: Considering fall festival in October.
 - iii. Sunshine: 1 Get Well pending.
 - iv. Pool: No additional to items above.
 - v. Neighborhood Watch: None.

Directors

Kevin Reed
President

Steve Dillon
Vice President

Hamp Reid
Secretary

William Walters
Treasurer

4. New Business:
 - a. Discussed food truck catering a party at a residence.
 - b. Several expressed concern of large tree obstructing visibility at corner of Westchester and Oxford. Refer to AC.
 - c. Visibility-obstructing fence at Westchester and Ranchwood Trail is outside WP and beyond HOA control.
 - d. Noted currently 8 company-owned properties in WP.
5. Meeting adjourned: 7:21 p.m.

Submitted: Hamp Reid, Secretary

Approved (3-0-1) on 9/25/2024, 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	\$ 27,722.00	\$	(306.00)
Prior Year Assessments	\$	-	\$ 1,118.00	\$	574.00
Interest	\$	-	\$ 262.39	\$	100.03
Closing Fees	\$	300.00	\$ -	\$	(300.00)
Initiation Fees	\$	924.00	\$ -	\$	(924.00)
Late Fees Collected	\$	92.40	\$ 561.00	\$	384.60
Lien fees Collected	\$	100.00	\$ 700.00	\$	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	\$ 32,631.89	\$	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	\$ 5,933.34	\$	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	\$ 1,456.39	\$	1,752.42
Telephone	\$	680.00	\$ 570.94	\$	680.00
Water	\$	825.00	\$ 440.05	\$	733.90
Incidental	\$	2,828.40	\$ 182.61	\$	2,771.90
Total Expenditure	\$	29,136.40	\$ 16,867.47	\$	18,299.02
Net	\$	-	\$ 15,764.42	\$	20,286.15
Balance			\$ 44,713.42		
Bank Balance			\$ 44,797.62		9/11/2024
Details of Open Items					
Property Taxes	\$	(84.20)	Will pay In Nov		
Diff	\$	0.00			