



Board of Directors

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Waverly Park Homeowners Association

P. O. Box 26

Lebanon, GA 30146

waverlypark.net

**Board of Directors Actions
September 12 – October 9, 2024**

Consents In Lieu of Formal Meeting

1. 9/25/2024: Approved (3-0-1) BOD Actions for Period Ending 9/11/2024.
2. 9/25/2024: Approved (4-0-0) BOD Email reminder on ATV/golf cart use restrictions.

Regular Monthly Meeting 10/9/2024

Directors

Kevin Reed
President

Steve Dillon
Vice President

Hamp Reid
Secretary

William Walters
Treasurer

Meeting at WP Pool

Called to order: 6:30 p.m.

Present at meeting:

- Directors: Steve Dillon, Kevin Reed, Hamp Reid, William Walters
- Others: John Kreeger, Twana Laws

1. Consents listed above noted.
2. Reviewed To-Do List:
 - a. Email list of homeowners who volunteered to serve on board and committees developed for future communications.
 - i. Develop and send BOD job descriptions to volunteer list.
 - ii. Noted some tasks currently done by BOD could be spun off to committees; for example, a communications committee to handle the website, newsletter, and Facebook Group admin.
 - b. Pool winterizations discussed.
 - i. Cover pool furniture by end of November.
 - ii. Restroom winterization on hold until end of November.
 - iii. Pool phone service suspended.
 - iv. Pool trash service suspended.
 1. \$108 credit received from current hauler.
 2. Steve will investigate switching service to Boss Man.
3. Discussed 2025 Annual Assessment.
 - a. Noted potential major expenses soon:
 - i. Pool liner nearing end of life.
 - ii. Parking lot maintenance pends.
 - b. Approved (4-0-0) the 2025 Annual Assessment of \$323.
 - i. Amount is the maximum increase of 5% allowed by the CCRs, rounded down to the next whole dollar.
 - ii. Assessment will be due no later than 2/28/2025.
 - iii. Formal notice will be sent to homeowners by 12/1/2024.
 - iv. Invoices will be sent to homeowners in early January, 2025.
4. Noted a new requirement to file a Beneficial Ownership Information report with the federal government.
 - a. William will investigate and complete report as required.

5. Reports:

- a. Treasurer's Report. See page 3.
 - b. Committee Reports
 - i. Architectural: [AC Actions are available on the website.](#)
 - ii. Social: Fall festival planned. Date to be announced.
 - iii. Sunshine: None
 - iv. Pool: Closed for the season.
 - v. Neighborhood Watch: None.
6. Meeting adjourned: 7:10 p.m.

Submitted: Hamp Reid, Secretary

Approved (4-0-0) on 10/11/2024, via email.

TREASURER'S REPORT

2024			
Opening Bank Balance		\$ 28,949.00	
INCOME	Original Budget	Year to Date	Variance
Assessments	\$ 27,720.00	\$ 27,722.00	\$ 2.00
Prior Year Assessments	\$ -	\$ 1,118.00	\$ 1,118.00
Interest	\$ -	\$ 262.39	\$ 262.39
Closing Fees	\$ 300.00	\$ 100.00	\$ (200.00)
Initiation Fees	\$ 924.00	\$ 308.00	\$ (616.00)
Late Fees Collected	\$ 92.40	\$ 561.00	\$ 468.60
Lien fees Collected	\$ 100.00	\$ 700.00	\$ 600.00
Overpayments	\$ -	\$ 58.50	\$ 58.50
Replacement Card Fees	\$ -	\$ 10.00	\$ 10.00
AC Comm Fines	\$ -	\$ 2,200.00	\$ 2,200.00
Total Income	\$ 29,136.40	\$ 33,039.89	\$ 3,903.49
EXPENDITURE	Original Budget	Year to Date	Balance
Corp Renewal	\$ 30.00	\$ 30.00	\$ -
Bank Fees	\$ 10.00	\$ 10.00	\$ -
Postage/PO Box	\$ 287.00	\$ 150.00	\$ 137.00
Insurance	\$ 2,200.00	\$ 2,484.00	\$ (284.00)
Office Supplies	\$ 50.00	\$ -	\$ 50.00
Janitorial	\$ 1,370.00	\$ 1,160.00	\$ 210.00
Prop Taxes	\$ 85.00	\$ 85.09	\$ (0.09)
Lien Filing Fees	\$ 100.00	\$ 127.38	\$ (27.38)
Health Department	\$ 200.00	\$ 250.00	\$ (50.00)
Pool	\$ 11,400.00	\$ 6,582.70	\$ 4,817.30
Common Area	\$ 4,146.00	\$ 4,464.67	\$ (318.67)
Sunshine Cttee	\$ 225.00	\$ 56.08	\$ 168.92
Social Cttee	\$ 450.00	\$ 159.21	\$ 290.79
Website/Zoom Fees	\$ 200.00	\$ 232.20	\$ (32.20)
Pool Trash	\$ 150.00	\$ 237.00	\$ (87.00)
Legal Fees	\$ 1,500.00	\$ 300.00	\$ 1,200.00
Electricity	\$ 2,400.00	\$ 1,716.65	\$ 683.35
Telephone	\$ 680.00	\$ 680.97	\$ (0.97)
Water	\$ 825.00	\$ 571.55	\$ 253.45
Incidental	\$ 2,828.40	\$ 293.01	\$ 2,535.39
Total Expenditure	\$ 29,136.40	\$ 19,590.51	\$ 9,545.89
Net	\$ -	\$ 13,449.38	\$ 13,449.38
Balance		\$ 42,398.38	
	Bank Balance	\$ 42,448.38	10/9/2024