



Board of Directors

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Waverly Park Homeowners Association

P. O. Box 26

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[waverlypark.net](http://waverlypark.net)

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Board of Directors Actions  
December 12, 2024 – January 8, 2025

**Consents In Lieu of Formal Meeting**

1. 12/23/2024: Approved (4-0-0) 2025 WPHOA Budget

**Regular Monthly Meeting 1/8/2025**

Meeting at Reeds'

Called to order: 6:34 p.m.

Present at meeting:

- Directors: Steve Dillon, Kevin Reed, Hamp Reid, William Walters
- Others: Caroline Benitez, Sarah Reed

***Directors***

**Kevin Reed**  
***President***

**Steve Dillon**  
***Vice President***

**Hamp Reid**  
***Secretary***

**William Walters**  
***Treasurer***

1. Consents listed above noted.
2. Approved (3-0-1) BOD Actions for Period Ending 12/11/2024.
3. Approved (4-0-0) [BOD Resolution 2025-01](#), publishing the Association's previously approved budget for fiscal year 2025
4. Reviewed To-Do List:
  - a. Pool furniture has been placed under covered patio.
  - b. FY2025 budget has been completed and published.
  - c. 2025 Assessment invoices are ready for mailing next week (o/a 1/15/2025).
  - d. Kevin will contact North Metro Pool on CY 2025 contract.
  - e. Confirm 2025 Common Area maintenance contract to include pool hillside entry and parking lot hill.
  - f. Bids solicitation request to WP residents for miscellaneous Common Area projects planned for late February.
  - g. Updated WP Directory publication planned for late March. Last published in 9/2022. Residents will receive an email request to update their info prior to publication.

## 5. Reports:

- a. Treasurer's Report.
    - i. See page 3.
    - ii. Disputed Red Oak Garbage 11/24/2024 charge.
  - b. Committee Reports
    - i. Architectural: [AC Actions are available on the website.](#)
    - ii. Social: Reviewed Christmas Lights winners.
    - iii. Sunshine: None
    - iv. Pool: None.
    - v. Neighborhood Watch: None.
6. Discussed graffiti throughout WP.
7. Thank you to the Jomarrons for providing electricity for WP entrance sign Christmas lights.
8. Meeting adjourned: 7:49 p.m.

Submitted: Hamp Reid, Secretary

Approved (4-0-0) 2/5/2025, via email.

## TREASURER'S REPORT

<b>2024</b>			
Opening Bank Balance		<b>\$ 28,949.00</b>	
<b>INCOME</b>	<b>Original Budget</b>	<b>Year to Date</b>	<b>Variance</b>
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	\$ 200.00	\$ (100.00)
Initiation Fees	\$ 924.00	\$ 616.00	\$ (308.00)
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	\$ 33,447.89	\$ 4,311.49
<b>EXPENDITURE</b>	<b>Original Budget</b>	<b>Year to Date</b>	<b>Balance</b>
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	\$ 8,216.28	\$ 3,183.72
Common Area	\$ 4,146.00	\$ 4,830.67	\$ (684.67)
Sunshine Cttee	\$ 225.00	\$ 71.08	\$ 153.92
Social Cttee	\$ 450.00	\$ 316.78	\$ 133.22
Website/Zoom Fees	\$ 200.00	\$ 232.20	\$ (32.20)
Pool Trash	\$ 150.00	\$ 363.00	\$ (213.00)
Legal Fees	\$ 1,500.00	\$ 300.00	\$ 1,200.00
Electricity	\$ 2,400.00	\$ 2,071.92	\$ 328.08
Telephone	\$ 680.00	\$ 680.97	\$ (0.97)
Water	\$ 825.00	\$ 692.75	\$ 132.25
Incidental	\$ 2,828.40	\$ 293.01	\$ 2,535.39
Total Expenditure	\$ 29,136.40	\$ 22,365.13	\$ 6,771.27
Net	\$ -	\$ 11,082.76	\$ 11,082.76
Balance		\$ 40,031.76	
	<b>Bank Balance</b>	<b>\$ 40,576.93</b>	<b>12/31/2024</b>