



Board of Directors

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Waverly Park Homeowners Association

P. O. Box 26

Lebanon, GA 30146

waverlypark.net

Board of Directors Actions
February 13 – March 13, 2025

Consents In Lieu of Formal Meeting

1. 3/13/2025: Approved (3-0-1) BOD Actions for Period Ending 2/12/2025.

Regular Monthly Meeting 3/13/2025

Meeting at WP Pool.

Called to order: 6:32 p.m.

Present at meeting:

- Directors: Steve Dillon, Kevin Reed, Hamp Reid, William Walters
- Others: John Kreeger, Jared Martin

1. Consents listed above noted.

2. Reviewed To-Do List:

- a. Returned previously approved maintenance contracts for pool and yard to contractors.
- b. Reviewed 2 bids from WP residents for common area maintenance:
 - i. Accepted (4-0-0) lower bid from James East.
 - ii. Kevin will make notifications to bidders.
- c. WP Directory update solicitation will be sent to WP residents later this month with an early April publication target.
- d. A reminder will be sent to WP homeowners and residents who expressed interests in serving on the board and various committees in the coming year.
- e. Email/mail of Official Notice of WPHA Annual Members Meeting will be sent later today (3/13/2025).
 - i. 84 homeowners with email on file, including 7 company-owned.
 - ii. 6 homeowners with no email on file.
- f. Approved (4-0-0) renewal of Pool Cleaning Contract with Mason Walters.
- g. Annual Corporation Renewal: William will review options and pay.
- h. Set next BOD meeting for 6:30 – 8 pm, 4/9/2025, at pool.
- i. Set (4-0-0) 2025 pool opening for Friday, 5/9/2025, subject to county health inspection.

Directors

Kevin Reed
President

Steve Dillon
Vice President

Hamp Reid
Secretary

William Walters
Treasurer

3. Reports:

- a. Treasurer's Report.
 - i. See page 3.
 - ii. 10 unpaid assessments to date.
 - iii. Will send letters to homeowners with unpaid assessments.
- b. Committee Reports
 - i. Architectural: Tree cutting, door painting approvals.
 - 1. [AC Actions are available on the website.](#)
 - ii. Social: Easter Egg Hunt set for 3pm, 4/19/2025. More later.
 - iii. Sunshine: Welcome gift for new homeowner delivered.
 - iv. Pool: As noted above: Opening set for 5/9/2025.
 - v. Neighborhood Watch: None.

4. New Business:

- a. Follow-up on reported graffiti along walking trail:
 - i. File photos dated a year ago on 2/26/2024 show the same graffiti. No additions during the year.
 - ii. Most of the graffiti are not on WP properties.

5. Meeting adjourned: 7:25 p.m.

Submitted: Hamp Reid, Secretary

Approved (4-0-0) 3/20/2025, via email.

TREASURER'S REPORT

Opening Bank Balance		\$ 40,576.93	
INCOME	Original Budget	Year to Date	Variance
Assessments	\$ 29,070.00	\$ 25,768.50	\$ (3,301.50)
Prior Year Assessments	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -
Closing Fees	\$ 300.00	\$ 100.00	\$ (200.00)
Initiation Fees	\$ 924.00	\$ 323.00	\$ (601.00)
Late Fees Collected	\$ 92.40	\$ 32.00	\$ (60.40)
Lien fees Collected	\$ 100.00	\$ -	\$ (100.00)
Overpayments	\$ -	\$ -	\$ -
Replacement Card Fees	\$ -	\$ 9.00	\$ 9.00
AC Comm Fines	\$ -	\$ -	\$ -
Total Income	\$ 30,486.40	\$ 26,232.50	\$ (4,253.90)
EXPENDITURE	Original Budget	Year to Date	Balance
Corp Renewal	\$ 30.00	\$ -	\$ 30.00
Bank Fees	\$ 10.00	\$ 5.00	\$ 5.00
Postage/PO Box	\$ 287.00	\$ -	\$ 287.00
Insurance	\$ 2,200.00	\$ -	\$ 2,200.00
Office Supplies	\$ 50.00	\$ -	\$ 50.00
Janitorial	\$ 1,370.00	\$ -	\$ 1,370.00
Prop Taxes	\$ 85.00	\$ -	\$ 85.00
Lien Filing Fees	\$ 100.00	\$ -	\$ 100.00
Health Department	\$ 200.00	\$ 250.00	\$ (50.00)
Pool	\$ 11,400.00	\$ 1,963.26	\$ 9,436.74
Common Area	\$ 4,146.00	\$ 366.00	\$ 3,780.00
Sunshine Cttee	\$ 225.00	\$ 12.08	\$ 212.92
Social Cttee	\$ 450.00	\$ 116.15	\$ 333.85
Website/Zoom Fees	\$ 200.00	\$ -	\$ 200.00
Pool Trash	\$ 150.00	\$ -	\$ 150.00
Legal Fees	\$ 1,500.00	\$ -	\$ 1,500.00
Electricity	\$ 2,400.00	\$ 180.68	\$ 2,219.32
Telephone	\$ 680.00	\$ -	\$ 680.00
Water	\$ 825.00	\$ 46.50	\$ 778.50
Incidental	\$ 2,828.40	\$ 16.26	\$ 2,812.14
Total Expenditure	\$ 29,136.40	\$ 2,955.93	\$ 26,180.47
Net	\$ -	\$ 23,276.57	\$ 21,926.57
Balance		\$ 63,853.50	