



Board of Directors

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Waverly Park Homeowners Association

P. O. Box 26

Lebanon, GA 30146

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

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Board of Directors Actions

March 14 - April 9, 2025

**Consents In Lieu of Formal Meeting**

1. 3/20/2025: Approved (4-0-0) BOD Actions for Period Ending 3/13/2025.

**Regular Monthly Meeting 4/9/2025**

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, Scott Kearney

1. Consents listed above noted.

2. Reviewed To-Do List:

- a. Updated WP Directory distributed 4/3/2025.
- b. Notice of Annual Meeting sent to homeowners 3/13/2025.
- c. Annual meeting reminder sent to volunteers 3/28/2025.
- d. Annual meeting reminder sent to all homeowners 4/8/2025.
- e. Confirmed Mason Walters will continue pool cleaning contract.
- f. Noted Annual Corporate Registration updates, including registered agent, will be needed after BOD members change.
- g. Restrooms will be cleaned before annual meeting.
- h. Confirmed pool projects completion by James East
  - i. Approved (4-0-0) \$360 payment.
- i. Two replacement pool signs will be installed before pool inspection.
- j. Pool preparations are on track for planned 5/9/2025 opening.
- k. Ask lawn maintenance to bushhog weeds adjacent to parking lot.

***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. Liens will be filed 5/15/2025 for unpaid assessments.
  - b. Committee Reports
    - i. Architectural:
      - 1. [AC Actions are available on the website](#). Page updated by John Kreeger.
      - 2. Agreed to ask the WPHA membership to amend the By-laws to allow the BOD some flexibility in appointing AC members. A written proposal will be presented to the members at Sunday's meeting.
    - ii. Social: Egg hunt planned, details TBA.
    - iii. Sunshine: None
    - iv. Pool: Pool water tester volunteers needed for the coming season.
    - v. Neighborhood Watch: None.
4. Meeting adjourned: 7:31 p.m.

Submitted: Hamp Reid, Secretary

Approved (4-0-0) 4/12/2025, via email.

## TREASURER'S REPORT

<b>Opening Bank Balance</b>		<b>\$ 40,576.93</b>	
<b>INCOME</b>	<b>Original Budget</b>	<b>Year to Date</b>	<b>Variance</b>
Assessments	\$ 29,070.00	\$ 28,029.50	\$ (1,040.50)
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	\$ 192.00	\$ 99.60
Lien fees Collected	\$ 100.00	\$ -	\$ (100.00)
Overpayments	\$ -	\$ -	\$ -
Replacement Card Fees	\$ -	\$ 9.00	\$ 9.00
AC Comm Fines	\$ -	\$ -	\$ -
<b>Total Income</b>	<b>\$ 30,486.40</b>	<b>\$ 28,653.50</b>	<b>\$ (1,832.90)</b>
<b>EXPENDITURE</b>	<b>Original Budget</b>	<b>Year to Date</b>	<b>Balance</b>
Corp Renewal	\$ 30.00	\$ 35.00	\$ (5.00)
Bank Fees	\$ 10.00	\$ 16.00	\$ (6.00)
Postage/PO Box	\$ 287.00	\$ 73.00	\$ 214.00
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	\$ 549.00	\$ 3,597.00
Sunshine Cttee	\$ 225.00	\$ 28.08	\$ 196.92
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	\$ 208.10	\$ 2,191.90
Telephone	\$ 680.00	\$ -	\$ 680.00
Water	\$ 825.00	\$ 46.50	\$ 778.50
Incidental	\$ 2,828.40	\$ 158.28	\$ 2,670.12
<b>Total Expenditure</b>	<b>\$ 29,136.40</b>	<b>\$ 3,443.37</b>	<b>\$ 25,693.03</b>
<b>Net</b>	<b>\$ 1,350.00</b>	<b>\$ 25,210.13</b>	<b>\$ 23,860.13</b>
<b>Balance</b>		<b>\$ 65,787.06</b>	