



Board of Directors
Waverly Park Homeowners Association
P. O. Box 26
Lebanon, GA 30146
waverlypark.net

**Board of Directors Actions
May 9, 2025 – June 12, 2025**

Consents In Lieu of Formal Meeting

1. 5/12/2025: Approved (3-0-1) minutes of 5/8/2025 board meeting.
2. 5/19/2025: Approved (4-0-0) designation of Jared Martin as Committees' Director

Board of Directors' Monthly Meeting 6/12/2025

Meeting at WP Pool

Called to order: 6:32pm

Present at meeting:

- Directors: Steve Dillon, William Walters, John Kreeger, Jared Martin
- 1) Consents listed above noted.
 - 2) Reviewed To-Do List:
 - a) Bank signatories will be updated as required. Bank to be contacted for process.
 - b) Updates to camera system on hold pending review of options.
 - c) Outside hours access to pool granted to pool testing volunteers.
 - d) Additional Social Event proposed for July following success of Pool Party
 - e) First Yard of the Season contest was judged and awarded
 - 3) Reports:
 - a) Treasurer's Report.
 - i) See page 2.
 - ii) One assessment remains outstanding.
 - b) Committee Reports
 - i) Architectural: Recurring incidences of previous violations have been noted and will be monitored and addressed as necessary.
 - ii) Social: Board approved July 4th social event. Details TBA.
 - iii) Pool: Nothing to report.
 - iv) Neighborhood Watch: None.
 - 4) New Business:
 - a) BOD to address worn patch in pool parking lot.
 - b) Landscaping company that maintains common area will provide estimate to Board on other required, but not recurring, work.
 - c) BOD to consider ways to maintain trees and wooded areas adjacent to pool and nature trail, including, but not limited to, a resident-volunteer clean-up day in the fall.
 - 5) Meeting Adjourned: 7:12pm

Submitted: John Kreeger, Secretary.

Approved (5-0-0) 6/17/2025 via email

TREASURER'S REPORT

Opening Bank Balance		\$ 40,576.93	
INCOME	Original Budget	Year to Date	Variance
Assessments	\$ 29,070.00	\$ 28,665.50	\$ (404.50)
Prior Year Assessments	\$ -	\$ -	\$ -
Interest	\$ -	\$ 4.00	\$ 4.00
Closing Fees	\$ 300.00	\$ 200.00	\$ (100.00)
Initiation Fees	\$ 924.00	\$ 646.00	\$ (278.00)
Late Fees Collected	\$ 92.40	\$ 288.00	\$ 195.60
Lien fees Collected	\$ 100.00	\$ 200.00	\$ 100.00
Overpayments	\$ -	\$ -	\$ -
Replacement Card Fees	\$ -	\$ 9.00	\$ 9.00
AC Comm Fines	\$ -	\$ -	\$ -
Total Income	\$ 30,486.40	\$ 30,012.50	\$ (473.90)
EXPENDITURE	Original Budget	Year to Date	Balance
Corp Renewal	\$ 30.00	\$ 60.00	\$ (30.00)
Bank Fees	\$ 10.00	\$ 29.00	\$ (19.00)
Postage/PO Box	\$ 287.00	\$ 73.00	\$ 214.00
Insurance	\$ 2,200.00	\$ 2,661.00	\$ (461.00)
Office Supplies	\$ 50.00	\$ -	\$ 50.00
Janitorial	\$ 1,370.00	\$ -	\$ 1,370.00
Prop Taxes	\$ 85.00	\$ -	\$ 85.00
Lien Filing Fees	\$ 100.00	\$ 129.39	\$ (29.39)
Health Department	\$ 200.00	\$ 250.00	\$ (50.00)
Pool	\$ 11,400.00	\$ 3,808.79	\$ 7,591.21
Common Area	\$ 4,146.00	\$ 1,293.00	\$ 2,853.00
Sunshine Cttee	\$ 225.00	\$ 52.04	\$ 172.96
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	\$ 548.37	\$ 1,851.63
Telephone	\$ 680.00	\$ -	\$ 680.00
Water	\$ 825.00	\$ 200.35	\$ 624.65
Incidental	\$ 2,828.40	\$ 696.55	\$ 2,131.85
Total Expenditure	\$ 29,136.40	\$ 9,917.64	\$ 19,218.76
Net	\$ 1,350.00	\$ 20,094.86	\$ 18,744.86
Balance		\$ 60,671.79	