



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

Board of Directors Actions
July 11, 2025 – August 14, 2025

Consents In Lieu of Formal Meeting

1. 7/16/2025: Approved (5-0-0) minutes of 7/10/2025 board meeting.

Board of Directors' Monthly Meeting 8/14/2025

Meeting at WP Pool

Called to order: 6:33pm

Present at meeting:

- Directors: Scott Kearney, Steve Dillon, William Walters, Jared Martin, John Kreeger
 - Others: Don Carnahan, Kevin Reed, Hamp Reid, Rudy Lee (Cherokee Integration Group)
- 1) Consents listed above noted.
 - 2) Rudy Lee (of Cherokee Integration Group) discussed options for upgrading the camera system at the pool and will provide a quote for consideration
 - 3) Reviewed To-Do List:
 - a) Quotes will be requested by SK for asphalt repair in parking lot (currently covered by picnic table, which will be made safe and disposed of when asphalt repair has been completed).
 - b) JM will work with social committee to formalize practice to display more signs at front of neighborhood to advertise events.
 - 4) Reports:
 - a) Treasurer's Report.
 - i) See page 2.
 - ii) No issues to report.
 - iii) One assessment remains outstanding, lien filed.
 - b) Committee Reports
 - i) Architectural: Following an in-person committee meeting held in July, multiple notices of violation were sent out.
 - ii) Social: A further summer event is being planned around the last weekend that the pool will be open. Tentative close date is 9/28. Close date and events details TBC.
 - iii) Pool: Pool issues that caused temporary closure are being resolved.
 - iv) Neighborhood Watch: Nothing to report.
 - v) Sunshine: Nothing to report
 - 5) New Business:
 - a) Board will look into replacing Windstream landline at pool with a red, emergency only type of phone. JK will contact Environmental Health (North Georgia Health District), for information on requirements and regulations.
 - 6) Meeting Adjourned: 7:32pm
- Submitted: John Kreeger, Secretary. Approved (5-0-0) 8/20/2025 by 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	\$ 39.00	\$ (29.00)
Postage/PO Box	\$ 287.00	\$ 239.00	\$ 48.00
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	\$ 5,635.65	\$ 5,764.35
Common Area	\$ 4,146.00	\$ 2,793.88	\$ 1,352.12
Sunshine Cttee	\$ 225.00	\$ 52.04	\$ 172.96
Social Cttee	\$ 450.00	\$ 116.15	\$ 333.85
Website/Zoom Fees	\$ 200.00	\$ 155.88	\$ 44.12
Pool Trash	\$ 150.00	\$ -	\$ 150.00
Legal Fees	\$ 1,500.00	\$ -	\$ 1,500.00
Electricity	\$ 2,400.00	\$ 1,142.82	\$ 1,257.18
Telephone	\$ 680.00	\$ 533.15	\$ 146.85
Water	\$ 825.00	\$ 525.00	\$ 300.00
Incidental	\$ 2,828.40	\$ 877.60	\$ 1,950.80
Total Expenditure	\$ 29,136.40	\$ 15,210.56	\$ 13,925.84
Net	\$ 1,350.00	\$ 14,801.94	\$ 13,451.94
Balance		\$ 55,378.87	