

LOW RENT HOUSING AGENCY OF WAVERLY, IOWA
Minutes – March 17, 2003

Members Present: Ronald Stahlberg, Miriam Dorfman, Don Berg, Shaheen Munir, Barbara McLaughlin

Members Absent: None

RESOLUTION 839:

A motion was made by Don Berg and seconded by Shaheen Munir, that financial statements be approved. All votes affirmative; motion carried.

RESOLUTION 840:

A motion was made by Don Berg, and seconded by Barbara McLaughlin, to accept the State Farm renewal bid on fire and liability insurance for the Waverly Homes. The renewal rate was \$4,602, a 46% over the previous year. Other agents were contacted to bid, but no one could meet the State Farm renewal rate. All votes affirmative; motion carried.

Rebecca informed the Board that the Iowa NAHRO Spring Conference would be held in Davenport on April 23-25, 2003. She requested that she be allowed to attend the Wednesday afternoon and Thursday sessions. It was pointed out it would be a good opportunity for her to meet other executive directors and learn about their projects in other parts of Iowa.

RESOLUTION 841:

Don Berg made the motion, that was seconded by Barbara McLaughlin, that Rebecca be allowed to attend the Iowa NAHRO meeting in April. All votes were affirmative; motion carried.

A discussion was held regarding the posting of no smoking sign in all of the breezeways except the one between F-11 and F-10. This breezeway and the apartments opening on it would be designated as smoking. The posting of these signs would inform the residents and their guest of the policy of the WLRHA.

RESOLUTION 842:

A motion was made by Shaheen Munir, and seconded by Don Berg, to designate the one breezeway in Waverly Homes and the apartments opening on it, as smoking. All other breezeways would be posted as non-smoking. All votes were affirmative; motioned carried.

Ron Lebeck, maintenance supervisor, made the suggestion that instead of using summer part-time help we allow the two current part-time maintenance men (Roger Hartzell and Wayne Sargeant) to work an additional eight hours each a week. This would free up Ron to do his work, knowing that Roger and Wayne would complete their assignments without a lot of supervision. The cost difference would be minimal to the Housing Agency.

RESOLUTION 843:

Don Berg made the motion, and was seconded by Shaheen Munir, that the current part-time employees work an additional 8 hours a week each this summer instead of the Agency hiring summer help. All votes were affirmative; motion carried.

Bids were reviewed for the Capital Fund Program 2002 regarding the residing of three buildings and additional concrete work for handicap ramps and driveway entrance. Bids were opened by Board Chairman Ron Stahlberg and read aloud in front of 2 contractors interested in the project. Hovey Brom from InVision Architecture will review all bids and evaluate whether the low bidder can meet all the criteria of the Housing Agency and HUD.

RESOLUTION 844:

Miriam Dorfman made a motion and it was seconded by Barbara McLaughlin, to accept the low bid from Matt Construction, subject to the approval of Hovey Brom of Invision Architecture. All votes affirmative; motion carried.

Meeting was adjourned.

Rebecca A. Laas
Executive Director