

LOW RENT HOUSING AGENCY OF WAVERLY, IOWA
Minutes – Special Meeting Held February 18th, 2003

Members Present: Ronald Stahlberg, Miriam Dorfman, Don Berg

Members Absent: Shaheen Munir, Barbara McLaughlin

A special meeting was held to review the new Lease, Rules of Occupancy, and Pet Policy. The Board reviewed these documents for contents and language. Only minor changes were suggested before the Manor Lease was given to the IFA for their approval.

A discussion was held about the wording in the lease about Size of Dwelling (#19). The members of the board agreed that the Housing Agency is allowed to request that when one of the spouses living in large remodeled 1- bedroom apartments in the Homes (also the one 2-bedroom apartment) is unable to continue to live there, the remaining spouse would be requested to move into one of the smaller one bedrooms. This would depend on availability of a small one bedroom. The Housing Agency would assist the remaining spouse in their move. This request would not be made immediately, to allow the remaining spouse to adjust to the change in their life. The ACOP specifies that none of our units can be rented to more than two people.

Ron Stahlberg has requested that a balance sheet and income statement be produced for the Boards information, along with the current cash basis financial statement produced.

RESOLUTION 838:

A motion was made by Don Berg, seconded by Miriam Dorfman, to approve the Management Assessment for Public Housing Agencies (MAAS) Certification as of 12/31/02. Exemptions were to be requested on apartment B-12 an efficiency apartment, and F-12 a smoking apartment that because of the designation as smoking no applicants were interested. These exemptions are used in determining Unit Turnaround under Sub-indicator #1. All votes were affirmative; motion carried.

It was noted that Waverly Low Rent Housing again received a grant from the Waverly Community Foundation for \$1,500. A Thank You has been sent.

Ron Stahlberg as Board Chairman signed the PFS Subsidy Forms for Fiscal Year Ended 12/31/03.

Don Berg as Secretary signed a signature card for the Community Room fund at State Bank of Waverly. He will also sign and have notarized the LOCCS Access Authorization to add Rebecca Laas to the system.

Meeting adjourned.

Rebecca Laas, Executive Director