

LOW RENT HOUSING AGENCY of Waverly Iowa  
Minutes from the Board Meeting held Tuesday July 19<sup>th</sup> 2005 at 4:00 p.m.

Members Present: Ron Stahlberg, Don Berg, Marcia Kiefer, Miriam Dorfman

Members Absent: Barbara McLaughlin

RESOLUTION 886:

A motion was made by Don Berg and seconded by Marcia Kifer to accept the May and June 2005 financial statements for the Waverly Homes and Waverly Manor as presented. All votes were affirmative, motion carried.

Bids were reviewed for the purchase of new stoves for the Waverly Homes using the 2004 Capital Fund Grant. The current units are 17 years old. There was less than \$300 difference between the two bids this time. Gade's Appliance had the lowest bid for the 47 20" stoves. They will be asked to upgrade the one 30" gas stove requested. Even with this upgrade their bid would be the lowest.

RESOLUTION 887:

A motion was made by Marcia Kifer and seconded by Don Berg to accept the bid from Gade's Appliance for the replacement stoves with the upgrade of the 30" stove. All votes were affirmative, motion carried.

All apartments at the Waverly Homes and the Waverly Manor are full. Residents of one Homes apartment have moved to Bartels Retirement Home. They will let us know at the end of July whether they will be giving up their apartment. Another resident has requested to be allowed to move into that apartment – if vacated – because the bathrooms are wider and it will allow entrance into them with a walker and wheelchair. The Board approved the transfer request if the apartment becomes available. It will be looked at to see whether it is structurally feasible to enlarge the other apartment's bathroom for accessibility.

The refrigerator replacement went smoothly and the rebate from Waverly Power and Light has been received. The Board suggested the rebate be used to install additional automatic doors. The Waverly Manor Fire and Extended Insurance renewal has been received and reflects a less than 10% increase in premium. This is much less than the 18% of last year and the 33% increase seen earlier this year for the Waverly Homes. Additional Operating Subsidy funds have been made available. A discussion was held as to what to do with these funds with no decision being made.

Final paperwork should be received shortly on the Capital Fund Project done in 2004. There are still some minor problems to be fixed but a 5% contingency is withheld until all issues resolved. The final paperwork will allow the bulk of funds still due to be released.

On Thursday July 21<sup>st</sup> a Resident Recognition Open House will be held to recognize some of the long-term residents of the Waverly Homes and the Waverly Manor. There are 14 residents that have lived here for fifteen years or longer. 3 residents will be recognized for 15 years, 3 for 20 years and 1 for 25 years.

A motion was made by Don Berg and seconded Miriam Dorfman to adjourn. All votes were affirmative.

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Rebecca Laas, Executive Director