

LOW RENT HOUSING AGENCY of Waverly Iowa
Minutes from the Board Meeting Held Tuesday November 15th 2005 at 4:00 p.m.

Members Present: Ron Stahlberg, Don Berg, Miriam Dorfman, Barbara McLaughlin

Members Absent: Jo Arthur

RESOLUTION 890:

A motion was made by Don Berg and seconded by Miriam Dorfman to accept the September and October 2005 Financial Statements for the Waverly Homes and the Waverly Manor as presented. All votes were affirmative, motion carried.

Proposed 2006 budgets for the Waverly Homes and the Waverly Manor were reviewed. Utility costs are a big concern. Gas usage is down or the same as this time last year but the per therm cost is up 65%. HUD requires an energy audit for the Waverly Homes and we will look at one that also includes the Waverly Manor. The cost will be budgeted in 2006. Energy cost may increase \$10,000 per project. Maintenance is doing what they can to make the buildings more energy efficient. There is also a significant increase in the cost of employee health insurance.

RESOLUTION 891:

A motion was made by Miriam Dorfman and seconded by Barbara McLaughlin to increase the cost of using the laundry room dryers to 50 cents for 40-45 minutes. All votes were affirmative, motion carried. The dryers are currently 25 cents. Even at 50 cents our gas/electric cost are not covered. The board will review this issue again in July. It was noted that many laundromats are charging 25 cents per 5 minutes of drying time.

Large projects (capital improvements) for the Waverly Homes are done through the Capital Fund Program. For the Waverly Manor some of the possible budget items discussed included the shingle/roof problem, repair of the parking lot, and improving the lighting in the hallways. Further discussions will be held.

The Board went into executive session to discuss raises for the staff in 2006.

RESOLUTION 892:

A motion was made by Miriam Dorfman and seconded by Don Berg to increase staff wages on an average of 4% for 2006. All votes were affirmative, motion carried.

The Capital Fund Project 2003 is finally complete and signed off by HUD. The CFP 2004 remaining item is the resurfacing of the Community Building parking lot. This is planned to happen after school is out in the spring because of parking problems. The CFP 2005 project is just beginning. The largest part of this project is to cover the tile floors in the apartments baths and kitchens with easy care vinyl. This process will take several months working with 2-Guys.

Annual inspections of all apartments were completed. Maintenance is in the process of completing service requests. All apartments are full and the waiting list growing by 5-10 a month. When given the option in September, only one resident dropped cablevision.

A motion was made by Miriam Dorfman and seconded by Barbara McLaughlin to adjourn. All votes were affirmative, motion carried.

Rebecca Laas, Executive Director