

LOW RENT HOUSING AGENCY of Waverly Iowa
Minutes from the Board Meeting held Tuesday, July 9th 2008 at 4:00 p.m.

Members Present: Ron Stahlberg, Don Berg, Barbara McLaughlin, Tammy McKenzie, Barbara McWhirter, Council liaison Cyndi Ecker
Members Absent: none

Chairman Ron Stahlberg brought the meeting to order. Barbara McLaughlin made the motion to accept the minutes from the May 13th 2008 meeting. Barb McWhirter seconded the motion.

RESOLUTION 926:

A motion was made by Don Berg and seconded by Tammy McKenzie to accept the May and June 2008 Financial Statements for the Waverly Homes and the Waverly Manor as presented. All votes were affirmative, motioned carried.

Plans are being made to re-roof the Manor. Composite shingles, with 25-30 year warranties, have been used previously and each application has failed in less than 15 years. The Board reviewed the alternative roofing material suggested by InVision Architecture, including single ply TPO, cement fiber, recycled steel and aluminum or steel standing seam. The Board questioned whether the \$20,000 extra cost for the aluminum verses the steel is justified. More information will be asked for from the architect.

RESOLUTION 927:

A motion was made by Barbara McLaughlin and seconded by Tammy McKenzie to solicit bids on both the aluminum and the steel standing seam. All votes were affirmative, motioned carried.

Bids will also go out for 1) concrete work on the Waverly Manor's parking lot; 2) concrete work on the Waverly Homes' sidewalks and for additional breezeway ramps. Other maintenance work discussed include: caulking at the Manor, between the brick and siding, possible bath tub conversions to step-in showers, interior painting of the Community Building and remodeling of the community room.

There was a discussion about the need for an emergency plan. Further discussion will be held. We were able to place 3 elderly victims of the Waverly flooding in apartments. Others displaced by the flooding are placed at the top of the waiting list.

Meeting was adjourned.

Rebecca Laas, Executive Director