

LOW RENT HOUSING AGENCY of Waverly Iowa
Minutes from the Board Meeting held Tuesday, May 11th 2010 at 4:00 p.m.
(Board Meeting scheduled for March 9th canceled for lack of quorum)

Members Present: Ronald Stahlberg, Don Berg, Barbara McLaughlin, Tammy McKenzie, Barb McWhirter

Members Absent: none

RESOLUTION 952:

A motion was made by Don Berg and seconded by Barb McWhirter to accept the January, February, March and April 2009 Financial Statements for the Waverly Homes and the Waverly Manor as presented. All votes were affirmative, motion carried.

The Board reviewed the paperwork sent to Iowa Finance Authority and the Department of Housing and Urban Development (HUD) regarding the request to renew the contract between HUD and the Waverly Manor. HUD has 120 days to review the information and make a decision. Valuation Services of Cedar Falls completed the Rent Comparability Study required for the contract renewal. The cost was \$4,000.

The kitchen addition attached to the Community Room has been completed. The contractor Michael Huff Construction is completing the final paperwork. When that is received the final payment will be released. The window replacement in the Waverly Homes has been completed for sometime but we are waiting for the contractor to request the final payment. Small projects completed in the last few months include a new garage door on the east garage, a water heater replacement in B Building, and the drain buildup in the laundry room. Insurance for the Waverly Homes for 2009/2010 only saw an increase of \$25 this renewal period. The new project this year at the Waverly Homes will be the replacement of the window air conditioners with more energy efficient ones. The current air conditioners are 14 years old. The landscaping around the Waverly Manor will be redone this year with the completion of the roof and window replacement projects.

A discussion was held regarding the parking issues at the Waverly Manor. At the time the facility was built many older people did not drive, now most do. It really becomes an issue in the winter with snow removal. Several ideas were discussed as what could be done to help alleviate this problem. Further study will need to be done.

The meeting was adjourned. The Board took a tour of the new kitchen.

Rebecca Laas, Executive Director