

LOW RENT HOUSING AGENCY of Waverly, Iowa
Minutes from Board Meeting held Tuesday, May 8th 2012 at 4:00 p.m.

Members Present: Ron Stahlberg, Tammy McKenzie, Barbara McWhirter. Kathy McClung, Dave Fredrick, Chris Neuendorf, Council Liaison

Members Absent: None

A motion was made to accept the minutes as written for the March 13th 2012 meeting.

RESOLUTION 976:

A motion was made by Kathy McClung and seconded by Tammy McKenzie to accept the March and April 2012 Financial Statements for the Waverly Homes and Waverly Manor as presented. All votes were affirmative, motion carried.

The Year End Audit for December 31, 2011 prepared by Babcock, Langbein and Company was reviewed. There were no findings.

The Board was given an overview of the Rental Assistance Demonstration (RAD) Program. The RAD program is a plan to convert Public Housing units to Section 8 units. WLRHA interest in the program has to do with a more stable funding platform and the ability to seek financing to build additional units if desired. It is being done as a competition and will look at doing 60,000 units (5% of the total Public Housing units in the US.) Its main goal is to help Housing Authorities that have outstanding maintenance issues bring their units up to standards. This is not an issue at WLRHA but the improved funding would be a big help.

Many projects that were approved last meeting are underway or have been completed. The computers for the office have been upgraded and a sound system has been installed in the community room. The exterior lighting has been switched out at the Waverly Homes to more efficient LED lights. The parking lots will be striped in June after school is out so we have parking to move the cars into. New heat only thermostats for the Homes are being research.

A discussion was held regarding setting up the community with wireless for the residents. The setup cost may be prohibitive. Further information will need to be gathered and assessed.

Meeting was adjourned.

Rebecca Laas, Executive Director