

LOW RENT HOUSING AGENCY of Waverly Iowa
Minutes for the Beard Meeting held Tuesday March 15 2005 at 4:00 p.m.

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

Member Absent: none

RESOLUTION 880:

A motion was made by Barbara McLaughlin and seconded by Marcia Kiefer to accept the January and February 2005 financial statements for the Waverly Homes and Waverly Manor as presented. All votes were affirmative, motion carried.

It was noted that Matt Construction had come and addressed the outstanding items remaining on the Punch List for Capital Fund Project of 2004. Everything was finished except the issue with the maintenance room's heater. We are waiting for the final request for payment to finish this project. A discussion was held regarding the bill from Kirchmann Plumbing for the bypass that was installed on the water line. It could not be considered part of the original project. The first City of Waverly inspector told the plumbers that the system was grand fathered in and the bypass would not be needed, so that was how it was billed. (This conversation took place in the presence of the WLRHA maintenance supervisor.) The seconded City of Waverly inspector came and would not approve the water system without the bypass. Kirchmann's disassembled it all and put in the bypass at a cost over \$2,000 above the original project bid. Since this was not part of the original bid, the Waverly Homes will have to cover the cost through its operation budget, as there are no Capital Funds available from HUD to cover it.

RESOLUTION 881:

A motion was made by Miriam Dorfman and seconded by Don Berg to approve the bill from Kirchmann's Plumbing for the bypass for payment. All votes were affirmative, motion carried.

A discussion was held on whether the Waverly Homes should be made completely non-smoking. The Waverly Manor is a non-smoking facility, but the Waverly Homes has maintained one breezeway (4 apartments) for smokers. The cost to prepare these smoking apartments is at least double that of the prep for the non-smoking apartments. There is also the problem of second hand smoke and the smoke odor does drift into the non-smoking adjoining apartments at times. All smokers at the Manor go outside to smoke and the smokers at the Waverly Homes that live in non-smoking apartments also go outside. Smokers are not a protected group and HUD does not require us to accommodate them.

RESOLUTION 882:

A motion was made by Don Berg and seconded by Miriam Dorfman to make the Waverly Homes completely a smoke free environment. The current smokers (3) that reside in the designated smoking apartments will be grand fathered in and allowed to continue smoking in their apartments. At the time in which they vacate, the apartment will then become non-smoking like the rest of the facility. All votes were affirmative, motion carried.

The Waverly Homes and Waverly Manor have had several vacancies, but we have been able to fill them from our waiting list. The Manor will accept only the elderly with a rare exception. The first preference for the Waverly Homes is also the elderly. If we are unable to fill an apartment with an elderly person, we will then look at the disabled/handicapped.

We received funding for our resident activities again this year from the Waverly Community Foundation. We are grateful for their continued support. The vanity project at the Waverly Manor was completed and it went smoothly. The Manor residents are very pleased with the new addition to their baths. Iowa Finance Authority will be at the Waverly Manor for its annual Management and Occupancy review in May.

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

Rebecca Laas, Executive Director