

LOW RENT HOUSING AGENCY of Waverly, Iowa  
Minutes from the Board Meeting held Tuesday January 17<sup>th</sup> 2006 at 4:00 p.m.

Members Present: Ronald Stahlberg, Don Berg, Miriam Dorfman, Barbara McLaughlin, Tammy McKenzie and city council liaison Mayor Ivan Ackerman

Members Absent: none

A short discussion was held to orientate new Board Member Tammy McKenzie and the Mayor about the Waverly Low Rent Housing Agency and the Waverly Homes/Waverly Manor.

**RESOLUTION 893:**

A motion was made by Miriam Dorfman and seconded by Barbara McLaughlin to accept the November and December 2005 Financial Statements for the Waverly Homes and the Waverly Manor as presented. All votes were affirmative, motion carried.

**RESOLUTION 894:**

A motion was made by Don Berg and seconded by Tammy McKenzie to accept the Waverly Homes budget for 2006 as presented. All votes were affirmative, motion carried.

**RESOLUTION 895:**

A motion was made by Miriam Dorfman and seconded by Don Berg to accept the Waverly Manor budget for 2006 as presented. All votes were affirmative, motion carried.

Both budgets will show marked increase in energy costs and health insurance cost for the year 2006. Cutbacks will be made elsewhere since an increase in rental income is not foreseen.

**RESOLUTION 896:**

A motion was made by Barbara McLaughlin and seconded by Tammy McKenzie to accept the Application for Federal Assistance and the Operating Fund Calculation of Operating Subsidy for FYE 12/31/2006 as presented. All votes were affirmative, motion carried.

**RESOLUTION 897:**

A motion was made by Don Berg and seconded by Miriam Dorfman to accept the Management Assessment for Public Housing Agencies YE 12/31/2005 as presented. All votes were affirmative, motion carried.

There have been several apartments come open since the last meeting - three at the Waverly Homes and three at the Waverly Manor. One of the Homes is already reoccupied. An efficiency at the Homes will be the most challenge to release. A large apartment is also open. All couples on the current waiting list have been contacted and have declined the apartment. After further discussion, the board has agreed to allow a couple in the Waverly Manor to relocate to the open large apartment for medical reasons. There is a lengthy waiting list at the Waverly Manor. Once the apartments are vacated, it should not be an issue to release them.

HUD has allocated \$7,700 in operating subsidy funds for the first 6 months of 2006. The calculation process is changing. Further funding will come from the calculations approved about for FYE 12/21/2006.

The residents have accepted the increase of dryer fees to 50 cents with no problem. They understand that they are getting a good deal compared to charges at a Laundromat. Financials will be filed electronically with HUD in the next couple of weeks. Then the external audit group will be in March.

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

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Rebecca Laas, Executive Director