

LOW RENT HOUSING AGENCY of Waverly, Iowa
Minutes from the Board Meeting Held Tuesday June 20th 2006 at 4:00 p.m.

Members Present: Ron Stahlberg, Don Berg, Miriam Dorfman, Barbara McLaughlin, Tammy McKenzie
Members Absent: none

The regularly scheduled meeting in May was not held for lack of a quorum. The meeting in June represents the missed May meeting in combination with the July meeting, per unanimous telephone vote of the Housing Commission.

RESOLUTION 899:

A motion was made by Miriam Dorfman and seconded by Barbara McLaughlin to accept the March, April, and May 2006 Financial Statements for the Waverly Homes and the Waverly Manor as presented. All votes were affirmative, motion carried.

Capital Fund Project status was reviewed. The 2004 CFP will be complete with the resurfacing of the Community Building parking lot. Bids addressed below. The 2005 CFP – easy-care vinyl flooring has been being installed throughout the complex to replace the old tile flooring. There are 16 apartments to be completed. We are working with 2-Guys Home Interiors on this project. We will be asking for bids on the landscaping of the Waverly Homes. This is an attempt to improve the appearance of the property. We hope to complete this project this fall. The WLRHA was awarded \$48,164 for the 2006 CFP. The plan is to replace bathroom vanities and faucets, put in more energy efficient windows in the breezeways, new dining light fixtures and new computer equipment for the office. These projects should be completed over the next 18 months.

RESOLUTION 900:

A motion was made by Don Berg and seconded by Tammy McKenzie to accept the bid from Heartland Asphalt, Inc. to resurface the Community Building parking lot with 1.5 inch of asphalt. All votes were affirmative, motion carried. Project will be done prior to school starting in the fall.

RESOLUTION 901:

A motion was made by Miriam Dorfman and seconded by Barbara McLaughlin to install automatic door openers in the remaining breezeways that have none. All votes were affirmative, motion carried. There are 5 breezeways without openers. Operating Subsidy money will be used to pay for the doors and installation. We hope to have them installed by fall.

The Executive Director will be attending a meeting in Des Moines on the calculation of the New Operating Fund Formula. If fully funded by the Congress, the WLRHA should see almost double the amount of operating subsidy than currently receiving. The apartments are currently full with waiting lists of 10-12 applicants.

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

Rebecca Laas, Executive Director