

LOW RENT HOUSING AGENCY of Waverly, Iowa  
Minutes from the Board Meeting held Tuesday, May 15<sup>th</sup> 2007 at 4:00 p.m.

Members Present: Ron Stahlberg, Don Berg, Tammy McKenzie, Barbara McLaughlin  
Council Liaison – Mayor Ike Ackerman

Members Absent: Miriam Dorfman

RESOLUTION 910:

A motion was made by Barbara McLaughlin and seconded by Don Berg to accept the March and April 2007 Financial Statements for the Waverly Homes and the Waverly Manor as presented. All votes were affirmative, motion carried.

RESOLUTION 911:

After the review of bids, a motion was made by Don Berg and seconded by Tammy McKenzie to accept the bid of \$36,091 from Paul G. Christensen Construction Company Inc. of Cedar Falls, to replace the vanities in the Waverly Homes. All votes were affirmative, motion carried.

Information was review by the Board on the various windows recommended by Hovey Brom of Invision Architecture for the replacement of all windows in the Waverly Manor. Because of egress issues it had been decided to stay with the slide-by style of windows. Windows that were looked at were a fiberglass slide-by from Pella Window, an aluminum slide-by from EFCO, and a wood, aluminum clad window from Eagle Windows.

RESOLUTION 912:

A motion was made by Don Berg and seconded by Barbara McLaughlin to request bids from contractors using both the Pella fiberglass slide-by and the Eagle wood slide-by. The bid should include purchase and complete installation of 119 windows according to the architect specifications. Warranty information should be included. All votes were affirmative, motion carried.

After some discussion, it was decided that the work needing to be done on the north garage would be funded with the operating subsidy money the Waverly Homes is receiving from HUD this year. This money will also be used to replace the incandescent bulbs in the bathrooms and the outside breezeway fixtures with CFLs. The exit lights in the Community Building will also be replaced with fixtures using LED bulbs. After the completion of the landscaping and vanity replacement projects, the replacement of the dining area lights in the Waverly Homes will be addressed. Capital Funding from HUD will need to be reviewed.

Incandescent bulbs in the Waverly Manor's bedrooms will also be replaced with CFLs. Replacing the landing T12s with T10s is also being reviewed. Because of the removal of three diseased trees, new landscaping is being done on the north side of the Manor. Additional landscaping will be done, possibly next year, after the window replacement is completed.

Because of the winter ice storm, an emergency plan was discussed. First step will be to contact the Bremer County Emergency Management Office to review what already is in place.

Meeting was adjourned.

---

Rebecca Laas, Executive Director