

LOW RENT HOUSING AGENCY of Waverly, Iowa
Minutes from the Board Meeting held Tuesday, March 13, 2008 at 4:00 p.m.

Members Present: Ron Stahlberg, Don Berg, Barbara McLaughlin, Barb McWhirter, and Council Liaison – Cyndi Ecker

Members Absent: Tammy McKenzie

It was moved by Don Berg and seconded by Barbara McLaughlin to accept the January 22nd 2008 Board minutes as presented. All votes were affirmative.

RESOLUTION 921:

A motion was made by Barbara McLaughlin and seconded by Barb McWhirter to accept the January and February 2008 Financial Statements for the Waverly Homes and Waverly Manor as presented. All votes were affirmative, motion carried.

It was noted upon review of the financial statements that the State Farm Insurance for the Waverly Homes saw an increase of 2.58% for 2008/2009. The Housing Agency received a check from Waverly Power and Light for \$8,411.25. This was to offset the cost of the energy audit done in 2007 and rebates for changing bulbs from incandescent bulbs to CFLs or changing fluorescent fixtures to more energy efficient ones. There will be a few more bulbs and/or fixtures to change in 2008. Mediacom charges have increased again. The amount charged to the residents is still covering the cost at this time. Gas usage was down in the Waverly Manor even though we have experienced a harsh winter. It is believed that the new windows installed there have been a great help in dropping this usage.

RESOLUTION 922:

A review of the three bids presented to change out the dining area lights in the Waverly Homes to new Energy Star fixtures was done. Don Berg made a motion and it was seconded by Barbara McLaughlin to accept the low bid of \$7,830 from Dean's Light Box Inc. All votes were affirmative, motion carried.

The cost of salting and sanding the parking lots and sidewalks this year has skyrocketed. Maintenance has been searching for a more efficient and safer method so that most of it could be done in-house and not contracted out.

RESOLUTION 923:

A motion was made by Barbara McLaughlin and seconded by Barb McWhirter to purchase from Gempler's a 100# Professional 12V Spreader with speed control for \$916 plus freight to be put on to the back of the John Deere lawn tractor. All votes were affirmative, motion carried.

The Housing Authority staff has been informing the residents about the stimulus payments that will be available to some of them from the Federal Government even if they do not normally file taxes. Information from the IRS about these payments and who

would be eligible is posted on the bulletin boards. Forms are available in the office or at the library. The office staff is willing to help a resident fill out the simple form if they bring the necessary information to the office. Residents with more complicated incomes are asked to seek the help of a trained taxed professional.

Ron Stahlberg presented the information that Iowa NAHRO is presenting a special one-day session for commissioners at their meeting in Des Moines in April. Board members interested in attending will let the office know so they can be registered.

Meeting was adjourned.

Rebecca Laas, Executive Director