

LOW RENT HOUSING AGENCY of Waverly Iowa
Minutes from the Board Meeting held Tuesday, January 19th 2010 at 4:00 p.m.

Members Present: Ronald Stahlberg, Don Berg, Barbara McWhirter, Council Liaison Gary Grace

Members Absent: Barbara McLaughlin, Tammy McKenzie

Minutes from the Tuesday November 10th 2009 meeting were approved as corrected.

RESOLUTION 950:

A motion was made by Barb McWhirter and seconded by Don Berg to accept the November and December 2009 Financial Statements for the Waverly Homes and the Waverly Manor as presented. All votes were affirmative, motion carried.

Apartment preparation costs were over budget this year for the Waverly Homes and the Waverly Manor. There were 10 apartments in the Homes that were vacated in 2009, 6 that needed extensive clean-up and rehabilitation. The Homes had empty apartments for over 975 days in 2009. The Manor had 9 apartments vacated and prepped in 2009.

RESOLUTION 951:

A motion was made by Don Berg and seconded by Barb McWhirter to accept the Management Assessment for Public Housing Agencies (MASS) as presented. All votes were affirmative, motion carried.

Copies of the finalized 2010 Budgets with the changes authorized at the November 2009 meeting were given to all board members. It was requested that two projects be considered for the Waverly Manor in 2010. All apartment entry door locks need to be changed and rekeyed. The current locks are becoming difficult to rekey and on occasion the master keys will not work in them. Second – now that the new windows are in and the new roof completed – the landscaping needs to be cleaned up. The Board approved both projects.

General information given to the Board included that since 2000 the Housing Agency has spent over 1.2 million dollars to maintain and update both projects. Some of the funding came from federal grants. The rest was from our reserves. Average income for our residents is around \$12,500 annually with the average rent of \$290.

There had been some questions regarding the Waverly Manor and the Elderly Housing Corporation that initiated the building of the Manor. Copies of sections of the Elderly Housing Corporations closing documents were given the Board members. As the documents show the Low Rent Housing Agency was the chosen successor to the Elderly Housing Corporation at the time the bonds are paid off.

Meeting was adjourned.

Rebecca Laas, Executive Director