

LOW RENT HOUSING AGENCY of Waverly, Iowa
Minutes from the Board Meeting held Tuesday, November 15th 2011 at 4:00 P.M.

Members Present: Ronald Stahlberg, Donald Berg, Barbara McWhirter, Kathy McClung

Members Absent: Tammy McKenzie

A motion was made to accept the minutes as written for the September 20th 2011 meeting. It was noted that the bid for the community room remodel was reduced to \$79,801. This was accomplished by using different light fixtures than those originally bid.

RESOLUTION 969:

A motion was made by Don Berg and seconded by Kathy McClung to accept the September and October 2011 Financial Statements for the Waverly Homes and Waverly Manor as presented. All votes were affirmative, motion carried.

A discussion was held regarding the Year-end December 31, 2010 Audit done by Keith Oltogge CPA, P.C. There were no findings and the Housing Authority is meeting all requirements possible.

RESOLUTION 970:

A motion was made by Don Berg and seconded by Kathy McClung to accept the 2012 Waverly Homes and Waverly Manor as presented when amended with the payroll changes discussed and approved during the executive session. All votes were affirmative, motion carried.

The Agency's maintenance staff has been installing DTA boxes for the residents who need them as Mediacom converts their system in Waverly to digital. Not all the bugs have been worked out yet, but most residents are able to receive the channels they want. Once Mediacom has completed the conversion, we will address the remaining problems with their technical staff to get them resolved.

The Mayor has asked the Board to do some long-term planning. There will be further discussions, but a couple of possible areas to look at are 1) the conversion of the Waverly Homes from Public Housing to Section 8 Housing, 2) additional land on which to build additional fully-handicap apartments.

Don Berg, Housing Commission board member for 18 years, has asked not to be reappointed to another term. We are so grateful for Don's dedicated service to the Waverly Low Rent Housing Agency for so many years. In addition to being a board member, he has served as secretary of the commission for many years.

Because of Don's retirement from the Board, Kathy McClung was elected as the new secretary of the Housing Commission, starting January 1, 2012.

The meeting was adjourned.

Rebecca Laas, Executive Director