

LOW RENT HOUSING AGENCY of Waverly, Iowa
Minutes from the Board Meeting held Tuesday, May 10th 2011 at 4:00 p.m.

Members Present: Ronald Stahlberg, Don Berg, Tammy McKenzie, Barbara McWhirter, Kathy McClung, and council liaison Gary Grace

Members Absent: none

A motion was made to accept the minutes as written from the March 8th 2011 meeting.

RESOLUTION 964:

A motion was made by Barbara McWhirter to accept the March and April 2011 Financial Statements for the Waverly Homes and the Waverly Manor as presented. All votes were affirmative, motion carried.

Administrative issues included: Maintenance Supervisor Ron Lebeck will be going on Medicare in June. WLRHA will continue to pick up the insurance expenses related to this change. Our new secretary is Michelle Kirchoff. She replaces Cindy Anfinson who left to find a full time position.

InVision Architecture has been contacted regarding the continued remodeling of the Community Room and the issues related to the north entrance at the Manor.

A REAC physical inspection was done at the Waverly Homes April 28th. We received 92 out of 100 points. The major deduction was for a tripping hazard created by some new cement work that has sunk. We knew of the problem and had been speaking with the contractor to get it fixed. The maintenance staff has addressed the other issues noted on the inspection. A Management and Occupancy Review of the Waverly Manor was done on April 19th by Iowa Finance Authority. The results of the M & O have not yet been received.

Fire and extended coverage and comprehensive general liability insurance for the Waverly Homes has been renewed with an increase of 9.3%. Our agent has been asked to review the policy and coverage to make sure everything is up-to-date and correct. We have one open apartment in the Manor and are waiting for new carpet to be installed before renting. We have had some interest in the one large apartment still open at the Homes. There are two regular one bedrooms open that are in make-ready. They should be ready to show shortly.

The meeting was adjourned.

Rebecca Laas, Executive Director