

LOW RENT HOUSING AGENCY of Waverly, Iowa
Minutes from the Board Meeting held Tuesday, September 20, 2011 at 4:00 p.m.

Members Present: Ronald Stahlberg, Donald Berg, Barbara McWhirter, and council liaison Gary Grace

Members Absent: Tammy McKenzie, Kathy McClung

A motion was made to accept the minutes as written from the May 10th 2011 meeting.

A Bid was received from Failor Hurley Construction for the Community Room Renovation. All paperwork appeared to be in order. The bid amount was for \$92,300.

RESOLUTION 965:

A motion was made by Don Berg and seconded by Barbara McWhirter to accept the bid of \$92,300 from Failor Hurley Construction to do the renovation of the Community Room. All votes were affirmative, motion carried. Kate Payne with InVision Architecture will review the project and bid. Capital Funding from HUD will be used to pay for the renovation.

RESOLUTION 966:

A motion was made by Don Berg and seconded by Barbara McWhirter to accept the May, June, July and August 2011 Financial Statements for the Waverly Homes and Waverly Manor as presented. All votes were affirmative, motion carried.

RESOLUTION 967:

A motion was made by Barbara McWhirter and seconded by Don Berg to accept the Capital Funding Grant #IA05P0135011 for \$43,954 to be used for the renovation of the Community Room. All votes were affirmative, motion carried.

RESOLUTION 968:

A motion was made by Don Berg and seconded by Barbara McWhirter to replace an additional 6 sets of air conditioners/furnaces (18 units) at the Manor. All votes were affirmative, motion carried. Two sets have already been replaced when the air conditioners failed this summer. These additional units have been identified as problems by the maintenance staff. Replacement should be done yet this fall.

The Board was updated on the Department of Housing and Urban Development proposal to reclaim what they consider excess reserves being held by Public Housing Authorities. This process would affect the reserves of the Waverly Homes. These funds have been accumulated by the Waverly Homes by efficient management and frugal budgeting. We will have to wait and see what the Congress decides. The Senate Appropriation Subcommittee on Banking, Housing & Urban Affairs' version of legislation on HUD funding still contains this provision with limits.

The Waverly Manor has completed the replacement of 19 tub/shower combinations with walk-in showers. This has made it much easier and safer for our elderly residents to shower. The sidewalks at the Waverly Manor and Homes were mudjacked to eliminate tripping hazards and make it easier to move snow this winter. Discussions have been held with Mediacom regarding the conversion to digital programming. Many of the residents will need the DTA boxes to continue to receive their cable stations. Hopefully this will be resolved prior to the conversion in November.

The meeting was adjourned.

Rebecca Laas, Executive Director