

LOW RENT HOUSING AGENCY of Waverly, Iowa  
Minutes from Board Meeting held Tuesday, January 10<sup>th</sup> 2012 at 4:00 pm

Members Present: Ronald Stahlberg, Tammy McKenzie, Barbara McWhirter, Kathy McClung, Dave Fredrick

Members Absent: None

A motion was made to accept the minutes as written for the November 15<sup>th</sup> 2011 meeting.

RESOLUTION 971:

A motion was made by Barb McWhirter and seconded by Kathy McClung to accept the November and December 2011 Financial Statements for the Waverly Homes and the Waverly Manor as presented. All votes were affirmative, motion carried.

The finalized budgets were given to the board members. It was noted that on the Waverly Homes budget that there would be no operating subsidy received this year. HUD believes the Waverly Homes has too much money in reserves so it is not funding the subsidy this year. The Board will need to decide whether to go through with the projects listed on the budget using those reserves. It is a good possibility that HUD will request the return of excess funds if not spent.

Previous years the Waverly Homes would have to complete a Management Assessment for Public Housing Agency. Starting with 2012 this is no longer required. Agencies will be evaluated using scores on physical inspection, financial condition, management operations, and the Capital Fund program. The Waverly Homes physical inspection is scheduled for January 27<sup>th</sup> 2012.

Recertifications are being done for all residents of the Waverly Homes in January and February. This requires meeting with all residents and redoing all their paperwork and recalculating their rents. The Waverly Manor differs in that those recertifications are done according to their move-in anniversary dates.

A discussion was held whether wireless internet service could be set up at the Waverly Manor. An experienced IT person will have to be consulted to see if this can be done. The city administrator, Dick Crayne, has been notified that WLRHA is very interested in the property and building that Waverly Power and Light will be vacating when they complete the new electric substation.

This board and the staff of Waverly Low Rent Housing Agency want to recognize all the contributions that have been made by Don Berg upon his retirement from the Board effective December 31, 2011. He was appointed to the board in January 1994 and has served the agency and residents well. We are all grateful for his time and consideration. Through his 18 years on the Board he has held the offices of Vice-Chairman and Secretary. Don was a regular in the office as he signed checks for the agency. Thank you Don for all your years of service.

Meeting was adjourned.

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Rebecca Laas, Executive Director