

LOW RENT HOUSING AGENCY of Waverly Iowa
Minutes from Board Meeting held Tuesday May 14, 2013 at 4:00 p.m.

Members Present: Ronald Stahlberg, Barbara McWhirter, Kathy McClung, Chris Neuendorf, Council Liaison

Members Absent: Tammy McKenzie, David Fredrick

A motion was made to accept the minutes as written for the March 12th 2013 meeting.

RESOLUTION 2013-06

A motion was made by Barbara McWhirter and seconded by Kathy McClung to accept the March and April 2013 Financial Statements for the Waverly Homes and the Waverly Manor as presented. All votes were affirmative, motion carried.

A Significant Amendment to the Annual and 5-Year Plan was submitted to HUD as required by RAD. It is one of the milestones needing to be met during the RAD process. It basically states what apartments are to be converted to Section 8.

The Rental Assistance Demonstration (RAD) process is ongoing. Current milestone that is being worked on is the Physical Condition Assessment (PCA). This is being handled by The Many Group, Denver, CO. and includes a site visit by an employee of the Many Group to take place on May 22nd. An asbestos survey has been completed by Terracon Consultants, Inc. Cedar Falls, IA. A copy of the Summary Report was given to the Board Members for their review. A Lead Based Paint Survey was not needed per Iowa law as we have no one under the age of 5 who lives here. The PCA needs to be complete and sent to RAD by June 9th.

Babcock, Langbein & Company has been in to do the audit for year ending December 31, 2012. The report should be available by the next Board meeting in July. There are a couple of areas of sidewalk that have been marked for repair by the city of Waverly. We have planned to do some concrete work this year and they will be addressed at that time. IFA was in on May 7th for the annual Management and Occupancy review for the Waverly Manor. The final report is due in 30 days.

The meeting was adjourned.

Rebecca Laas, Executive Director