

Minutes of the Housing Authority of the County of Dodge

The Dodge County Housing Authority met Wednesday, January 28, 2015 in the board room of the Housing Authority office located at 491 E Center Street, Juneau, Wisconsin.

The meeting was called to order at 8:30 am by Glenn Stousland, Chairman.

Roll Call: Glenn Stousland, Chairman, Ken Neumann, Shirley Kitchen and Mary Reak

Absent: Eugene Wurtz

Also Present: Donna Braun, Executive Director and Jamie Rhodes, Caseworker

Pledge of Allegiance

Verification of proper meeting posting

Motion was made by Ken Neumann to approve the agenda. The motion was seconded by Mary Reak. Motion carried.

Motion was made by Shirley Kitchen and seconded by Ken Neumann to dispense the reading of the December 17, 2014 minutes and approve them as presented. Motion carried.

Public Forum: Tenant came to the meeting to express her concerns for the lack of care to her building in Iron Ridge and poor management. The board heard her concerns for 10 minutes. She expressed concerns for the building but stated her apartment was fine.

After listening to the tenant's concerns, the board discussed. A motion was made by Eugene Wurtz to dismiss any accusation of poor management and to fully support the staff in the job they are doing. Testing will be done to confirm there is no mold issue in the building. All other concerns were considered but lacked merit.

Communications:

The Financial reports were reviewed. A motion was made by Ken Neumann and seconded by Eugene Wurtz to approve the financial reports as presented. Motion carried.

Bills for Dodge 1, 6, OGLLC, HA and HUD were presented. A Motion was made by Mary Reak and seconded by Shirley Kitchen to approve the bills and pay as due. Motion carried.

Unfinished Business:

11. A Dodge 1, 6 and OGLLC Occupancy Report for period December 2014.

Theresa	12-12	Burnett	12-11	Iron Ridge	8-7	Waupun	48-47
Ashippun	12-12	Lowell	12-12	Juneau	15-14	Oak Gove	24-23
Reeseville	14-12	Hustisford	14-14	Beaver Dam	17-15		

Progress report on Housing Choice Voucher Section 8 Program: Vouchers – 138

Maintenance report- Water pipe leak in Waupun maintenance room Friday night 12/19. Bob and Plumber ran flexible water line to replace the section in the laundry room bldg. 110. Drain backup in Horicon and Beaver Dam, Purchased a power drain snake. Workers Comp claim for maintenance staff. Employee was back to work the following day.

Tenant/Program participation report- Sent letters to several tenants about smoking in their apartments. Issued a 5 day and a 14 day notice for smoking in nonsmoking apartments.

Management report- Sent Thank you letters to Rural Development, Public Health, and the Horicon Police Department with their support and efforts for recent tenant issues. SVA audit visit went well. \$8557 remaining developer fee to be paid out of asset management fee balance in future years. We are paid after National Equality Fund takes their fee of approximately \$2500. Total Asset Management fee is \$8000/year. Jamie watched a webinar on Bullying in Senior Housing. WAHA commissioner's day will be April 16th, 2015. Fair Housing Training in Madison 3 staff will attend. Board meeting will be moved to April 23, 2015 to accommodate office needs.

MPR- Received RD confirmation of Lowell Roof and sent paperwork to Statz Roofing. Remodel of 2 units in Juneau are underway.

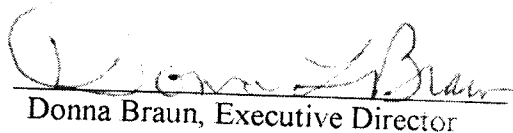
Old Business: none

New Business:

- A. A Motion was made by Shirley Kitchen and seconded by Ken Neumann to approve the Dodge 1 Budget.
- B. A Motion was made by Mary Reak and seconded by Shirley Kitchen to approve the HUD budget.
- C. A Motion was made by Mary Reak and seconded by Ken Neumann to approve the Housing Authority budget.

A motion was made by Ken Neumann and seconded by Shirley Kitchen to adjourn.
Meeting adjourned at 10:01 a.m.


Glenn Stousland, Chairperson


Donna Braun, Executive Director