
Minutes of the Housing Authority of the County of Dodge

The Dodge County Housing Authority met Wednesday, August 26, 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, Mary Reak, Eugene Wurtz, Shirley Kitchen

Excused: Ken Neumann

Also Present: Donna Braun, Executive Director and Jamie Rhodes, Housing Supervisor

Pledge of Allegiance

Verification of proper meeting posting

Motion was made by Shirley Kitchen to approve the agenda. The motion was seconded Eugene Wurtz. Motion carried.

Motion was made by Eugene Wurtz and seconded by Mary Reak to dispense the reading of the July 22, 2015 minutes and approve them as presented. Motion carried.

Public Forum: None

Communications: None

The Financial reports were reviewed. A motion was made by Mary Reak and seconded by Shirley Kitchen 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 Shirley Kitchen and seconded by Mary Reak to approve the bills and pay as due. Motion carried.

Unfinished Business:

11. A Dodge 1, 6 and OGLLC Occupancy Report for period August 2015.

Theresa	12-12	Burnett	12-11	Iron Ridge	8-8	Waupun	48-46
Ashippun	12-12	Lowell	12-11	Juneau	15-13	Oak Gove	24-22
Reeseville	14-14	Hustisford	14-14	Beaver Dam	17-16		

Progress report on Housing Choice Voucher Section 8 Program: Vouchers – 140 + 1 port out

Occupancy report- A few tenant transfers. Remodeling Burnett, so will keep one unit open for moving tenants around. Remodeling Juneau units continues. Oak Grove- 2 tenant move outs for 7/31. Tenant transferred from two bedroom to three bedroom. Vacant units will be filled from waiting list.

Maintenance report- Juneau lift passed five year 500lb test. Emergency phone connection needs updating.

Tenant/Program participation report- Donna reported on several tenant issues and concerns.

HUD program-Continuing to process applicants, briefing and issuing vouchers. Of the 6 VL applications pulled 4 leased up for 8/1/2015. Pulled two more VL names to remain at 75% extremely low income level new admission ratio. Holding another briefing to issue voucher for final batch of the year. Numbers are coming up, but have had several removals and terminations.

Management report- Rural Development conducted file review and some building visits as part of the Triennial Review. Remainder of building visits will be conducted on September 10, 2015. Received a High Performer status on SEMAP review for HUD Voucher program administration. Department of Safety and Professional Services received complaint that alleged mold and ventilation issues in Iron Ridge. After review the case is closed for no violations. Received and responded to the WHEDA review of Oak Grove Apartments. Follow up with a few tenant apartment condition issues. No file findings.

Old Business: NONE

New Business:


The board discussed ideas but no action was taken on the Tenant Handbook Changes.

The next meeting of the Dodge County Housing Authority is scheduled for September 23, 2015 at 8:30am.

A motion was made by Shirley Kitchen to adjourn. The motion was seconded by Mary Reak Motion carried.

Meeting adjourned at 9:48 a.m.


Glenn Stousland, Chairperson


Donna Braun, Executive Director