

Minutes of the Housing Authority of the County of Dodge

The Dodge County Housing Authority met Wednesday, November 18, 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, Ken Neumann

Absent: Eugene Wurtz, Shirley Kitchen

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

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 Mary Reak and seconded by Ken Neumann to dispense the reading of the and October 28, 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 Ken Neumann 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 Ken Neumann 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 November 2015.

Theresa	12-12	Burnett	12-11	Iron Ridge	8-8	Waupun	48-45
Ashippun	12-12	Lowell	12-10	Juneau	15-12	Oak Gove	24-23
Reeseville	14-13	Hustisford	14-14	Beaver Dam	17-16		

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

Occupancy report- Reviewed details of the occupancy report.

Maintenance report- Service Master cleaned up apartment in Waupun. Tenant will pay. Repaired office copier. Copier should serve our needs for awhile yet.

Tenant/Program participation report- Contacted sheriff's department to discuss open record request and communicating information for incidents. We will be meeting the tenants to sign Christmas cards for Veterans. Hustisford building has started movie night twice per month. Received a thoughtful Thank you card from a tenant.

HUD- Termination hearing 11/3. Reached compromised for participant to remain on program.

Management-WICARH Conference- WICARH has a new web page provider, Steamroll. They are offering a free property listing and a \$50 premium listing. Donna is on WICARH website committee so we were 1st listing. Donna met with Steamroll & FHA software. Discussed developing our website with Steamroll and the

online application process. 2016 lease is awaiting RD for approval. Will discuss "criminal activity" and other lease provisions for 2017 review. Suggested fair housing training for board members for spring 2016 WAHA training. HA policy is an individual should submit a written complaint if calling the office did not satisfy their needs. No individual board members should talk directly to a tenant or client outside of board meeting. National Study for Rural Development properties. 10 Properties randomly selected in Wisconsin. Dodge 1 was selected. Old Ashippun location was inspected on 11/16/2015. "Randomly selected" only 3 units.


Old Business: A motion was made by Mary Reak to approve SVA Engagement letter for Oak Grove Audit. The motion was seconded by Ken Neumann. Motion carried

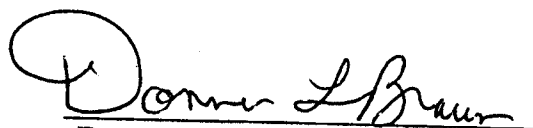
New Business: none

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

A motion was made by Ken Neumann to adjourn. The motion was seconded by Mary Reak Motion carried.

Meeting adjourned at 9:43 a.m.

  
Glenn Stousland, Chairperson

  
Donna Braun, Executive Director