Minutes of the Housing Authority of the County of Dodge

The Dodge County Housing Authority met Wednesday, August 22, 2018 in the community room of the Housing Authority 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, Eugene Wurtz, Mary Reak, Shirley Kitchen, Becky Glewen

Excused:

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

Pledge of Allegiance

Verification of proper meeting posting

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

Motion was made by Becky Glewen and seconded by Eugene Wurtz to dispense the reading of the July 25, 2018 minutes and approve them as presented. Motion carried.

Public Forum- None

Communications-None

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

Bills for Dodge 1, 6, OGLLC, HA and HUD were presented. The Board reviewed Dodge 1 check number 6368 Dodge I check 6348 were reviewed Motion was made Mary Reak and seconded by Shirley Kitchen to approve the bills and pay as due. Motion carried.

Unfinished Business:
Dodge 1, 6 and OGLLC Occupancy Report for period August 2018.

Theresa	12-10	Burnett	12-12	Iron Ridge	8-8	Waupun	48-46
Ashippun	12-12	Lowell	12-12	Juneau	15-14	Oak Gove	24-23
Reeseville	14-14	Hustisford	14-14	Beaver Dam	17-17		

Progress report on Housing Choice Voucher Section 8 Program: Vouchers – 137 + 0 port out

Occupancy report- Reviewed details of occupancy report.

Maintenance report-Old Ashippun well was retested with plumber assistance and had a successful test. No need to replace pressure tank. Waupun landscaping behind patios was completed. Bob repaired soffit/fascia in Waupun. Bob cut up branch in Hustisford. Getting apartments ready. Humidity levels in apartments without A/C high this summer. Encouraged use of Damprid, fans, tenant supplied A/C. Oak Grove building B roof replacement is complete. Hired company to pressure wash Beaver Dam building.

Tenant/Program participation report- Reviewed details of Tenant/Program Participation Report.

Management- Complaint response was submitted to HUD. Projected date for completion is 2/1/2019. HUD will contact us if they need additional information.
WHEDA visit 7/18 to Horicon file review and Site report. Superior rating on financial management, regulatory/insurance and management practices, 5 files were reviewed, 1 move out and 1 rejected application. No concerns noted. Physical review satisfactory rating. Need to send response within 30 days to report roof was replaced, replace 1 refrigerator seal in one unit and screen door latch in one unit.
NEF site visit was 7/26. Went well. Waiting to hear on files sent 7/23/2018. RD triennial review for D1 and D6. Site visits 7/30 & 7/31. File and office visit. Waiting for report. Went well.

Old Business:

A. A motion was made by Shirley Kitchen to approve designated smoking areas as presented. The motion was seconded Becky Glewen. Motion carried.

New Business:

A. Geotechnical Investigation Report was reviewed- no action taken

Announcements: 9/19/18 WAHA commissioner Day-Blue Harbor Resort, Sheboygan

The next meeting of the Dodge County Housing Authority is scheduled September 26, 2018 at 8:30a.m.

A motion was made by Shirley Kitchen to adjourn the meeting. The motion was seconded Eugene Wurtz. Motion carried.

Meeting adjourned at 9:45 a.m.

Glenn Stousland, Chairperson

Donna Braun, Executive Director