MINUTES OF THE HOUSING AUTHORITY OF THE COUNTY OF DODGE

The regular monthly meeting of the Housing Authority of the County of Dodge, Wisconsin was called to order by Chairman, Glenn Stousland on the 28th day of May, 2014 at 8:30 a.m. in the Board Room of the Housing Authority Office, 491 E. Center Street, Juneau, Wisconsin.
Roll Call was taken:

Glenn Stousland	present
Shirley Kitchen	present
Eugene Wurtz	present
Mary Reak	present
Ken Neumann	present

Present at the request of the Chairman, were Donna Braun, Executive Director.
Pledge of Allegiance
Verification of proper meeting posting

A motion was made by Ken Neumann and seconded by Shirley Kitchen to approve the agenda as presented. Motion carried by unanimous vote.

A motion was made by Ken Neumann and seconded by Eugene Wurtz to deviate from the order of agenda for Election of Officers. A motion was made by Ken Neumann and seconded by Eugene Wurtz to retain current Chairperson and Vice Chairperson Positions. Motion carried by unanimous vote.

A motion was made by Mary Reak and seconded by Ken Neumann to dispense with the reading of the April 23, 2014 minutes and approve them as presented. Motion carried by unanimous vote.

Public Forum – None.
Communications- None

Financial report was reviewed. A motion was made by Shirley Kitchen and seconded by Mary Reak to approve the financial reports. Motion carried by unanimous vote.

Bills for Dodge 1, 6, 8, HA, and HUD were presented. A motion was made by Ken Neumann and seconded by Mary Reak for the bills to be approved and paid as due. Motion carried by unanimous vote.

Unfinished Business:
11. A Dodge 1, 6 and OGLLC Occupancy Report for period May 2014.

Theresa	12-12	Burnett	12-11	Iron Ridge	8-8	Waupun	48-43
Ashippun	12-8	Lowell	12-11	Juneau	15-15	Oak Gove	24-23
Reeseville	14-14	Hustisford	14-13	Beaver Dam	17-17		

Progress report on Housing Choice Voucher Section 8 Program: Vouchers – 126
Donna explained the process of mailing, interview and paperwork followed by group briefing meeting to explain rules, inspection and then paperwork to add to program. On track to add 10 households for June. Have pulled 57 names, held 45 interviews, 26 vouchers issued. Pulling another 60 names. Jamie is doing a great job processing the files. It is a lot of work to process.

B. Maintenance- Bob finished up Hustisford doors and railings. Getting apartments *ready* from move outs and move ins. Building signs – hold up on the Juneau permit due to size and zoning. Depending on the date of the Juneau meeting, may go ahead with the others instead of waiting to do them all at once.

C. Tenant and Program participant report – Iron Ridge tenant sent letter to Rural Development requesting an inspection citing among other things Hydrogen Sulfide Gas which occurs in crude petroleum, volcanic gases and hot springs. Rural Development responded with a letter which was shared with the board. Donna did annual tenant meeting and apartment inspections on 5/6. Met with Public Health on 5/22 and viewed 2 units. No evidence of any environmental issue in the building was seen. Also held tenant meeting and apartment inspections in Theresa, Reeseville and Bldg 110 in Waupun.

Held a termination hearing for HUD participant. Jamie had more than 15 examples over a period of time. Decision was upheld.

D. Management report-Oak Grove updated eligible basis. We will receive additional $20,000 developer fee in addition to $10,000 easement funds which will be put in escrow for potential future repair. Finalizing everything for tax credit cost certification and then we will be in compliance period. Donna attended WICARH buyers and sellers conference. Putting together a deal is like Jenga game. One piece can make it all fall apart. Donna will be filling Barb's term on the WICARH board with appointment in November. This appointment requires a few meetings per year as well as the conference in November.
WAHA conference is hosted by our district. Holding meetings to finalize training sessions and details. Commissioner's Day is Wed. 9/17. Banquet will be held same night. Registration information will be available late June.
Potential NCHM training for Jamie in Milwaukee to replace the WI Dells training that was canceled. Bob and Jamie are doing webinar HQS inspection training in June.

12. Old Business
    A. None

13. New Business:

A. Approval of HUD 3/31/14 year end report. A motion was made by Shirley Kitchen and seconded by Ken Neumann to approve the report as presented. Motion carried by unanimous vote.
B. Approval of D6 3/31/14 year end report. A motion was made by Mary Reak and seconded by Shirley Kitchen to approve the report as presented. Motion carried by unanimous vote.
C. Approval of D1 3/31/14 year end report. A motion was made by Mary Reak and seconded by Ken Neumann to approve the report as presented. Motion carried by unanimous vote.
D. Approval of HA 3/31/14 year end report. A motion was made by Ken Neumann and seconded by Mary Reak to approve the report as presented. Motion carried by unanimous vote.

Announcements –WAHA Annual Conference Sept 16-18, 2014 Chula Vista, WI Dells.

A motion was made by Shirley Kitchen and seconded by Ken Neumann to adjourn.
Meeting adjourned at 09:35 a.m.

Glenn Stousland, Chairperson

Donna Braun, Executive Director