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 26nd day of February, 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	absent
Mary Reak	present
Ken Neumann	present

Present at the request of the Chairman, were Donna Braun, Executive Director and Jamie Rhodes, Casewoker.
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 Mark Reak and seconded by Ken Neumann to dispense with the reading of the January 22, 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 Mary Reak and seconded by Shirley 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 February 2014.

Theresa	12-12	Burnett	12-12	Iron Ridge	8-8	Waupun	48-46
Ashippun	12-11	Lowell	12-10	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 - 124

B. Maintenance- Replaced hallway heater in Iron Ridge and Lowell. Finishing up remodel in Lowell. The Juneau building received a new washing machine.

C. Tenant and Program participant report – Oak Grove tenant out of apartment. Unit painted. Ready to transfer a different OG tenant. Will rent two bedroom. WE energies visited w/Iron Ridge tenant, Bob, and Donna. Electrical was working and in proper order. Discussed police activity and eviction of Ashipunn tenant. Informed board of tenant behavior in Burnett and upcoming inspection. Donna did inspections on 2/13 in Reeseville to reinforce 2014 nonsmoking lease addendum. Tenant with previous issues with rent payment is satisfied and realized her mistake.

D. Management report- HOME funds file review every 3 years. Updated tenant selection, management plan, and handbook. RD site and file review for OG for 2/25. SVA audit for OG LLC and year end for 12/31/2013 Staff has several training opportunities this spring. Still discussing the options of the Fairfield properties with RD. HUD HAP funding is expected to receive at 99%. We are updating the HUD update waiting list in anticipation of adding households. Mailed 811 confirmation sheets to be returned by March 18, 2014 for waiting list.

12. Old Business
    A. None

13. New Business:

A. Approve revised Dodge 6 2014-15 budget. A motion was made by Shirley Kitchen and seconded by Ken Neumann to approve the Dodge 6 2014-15 budget. There is no change to the utility allowance. Motion carried by unanimous vote.

B. Approve HUD Budget 2014-15 budget. A motion was made by Ken Neumann and seconded by Mary Reak to approve the HUD 2014-15 budget. Motion carried by unanimous vote.

C. Approve HA 2014-15 budget. A motion was made by Mary Reak and seconded by Shirley Kitchen to approve the HA 2014-15 budget. Motion carried by unanimous vote.

D. Oak Grove Tenant Selection Plan, Management Plan and Tenant Handbook – A motion was made by Ken Neumann and seconded by Mary Reak to approve the changes as presented. Motion carried by unanimous vote.

E. D6 Tenant Selection plan, D! and D6 Management plan and Tenant Handbook – A motion was made by Ken Neumann and seconded by Mary Reak to approve the changes as presented. Motion carried by unanimous vote.

Announcements – None

A motion was made by Ken Neumann and seconded by Shirley Kitchen to adjourn.
Meeting adjourned at 09:23 a.m.

Shirley Kitchen

Glenn Stousland, Chairperson

D Braun

Donna Braun, Executive Director