

# LAFAYETTE COUNTY HOUSING AUTHORITY/RHD MONTHLY MEETING

September 20, 2016

Chairperson Boyle called the Lafayette County Housing Authority monthly meeting to order at the Hillside Apartments at 101 W. Grove St., South Wayne, WI 53587 at 9:05 a.m.

Present: Commissioners: Bob Boyle, Owen Demo, Donna Whyte, Tony Ruesga, Ellen Phillips

Commissioners: Absent:

Executive Director: Douglas O'Brien,

Chairperson Boyle asked if the meeting was properly posted. O'Brien verified that the Agenda had been posted in the Court House, at the Municipal Building, and at the Johnson Public Library.

**MOTION:** Phillips moved to approve the agenda. Whyte seconded the motion. Motion carried.

Chairperson Boyle asked if there were any corrections or additions to the minutes of the August 23, 2016 meeting. None were made.

**MOTION:** Phillips moved to approve minutes of the August 23, 2016 meeting. Whyte seconded the motion. Motion carried

## August Financial Statements were reviewed.

**MOTION:** Ruesga moved to approve the financial statements as presented. Demo seconded the motion. Motion carried.

## Discussion on the sale of the Hillside Apartments by the Housing Authority

Chairperson Boyle addressed the tenants on the Housing Authority's intent to sell the apartment complex. He informed them that our intent to sell was due to financial reasons and that tenants would get a Rural Development Voucher to use after the sale.

## Public Input

Tenants asked about the smoke free policy and asked for more signs to be posted around the property. O'Brien stated that he would get them hung up. The Tenants also informed the Board that there is a car without plates sitting in the parking lot. O'Brien said he would look into the matter.

## Vacancy Report

Argyle:	1	Darlington:	1
Belmont:	1	Shullsburg:	0
Benton:	1	South Wayne:	3
Blanchardville:	0	Section 8 Existing:	22



### **Building Issues/Projects**

O'Brien informed the Board that he was in the process of looking for a local concrete company to do some sidewalk repairs at several of the buildings.

### **Directors Report**

- a. Unpaid Rent- O'Brien updated the Board on the continuing efforts to get unpaid rents down by tenants. There are currently only 7 tenants that are behind on rent. The unpaid rents are trending down.
- b. TENMAST UPDATE- O'Brien informed the board that the Tenmast financial training went well and that it all financials have been transferred from QuickBooks to Tenmast as of September 1, 2016. Glitches are being worked out and will continue to be worked out for several months.
- c. Roof Bid Process- O'Brien informed the board he was getting the information to put the bid packet together and that he should have it done by October's meeting.
- d. South Wayne Appraiser- O'Brien presented the Board with the Appraisal from Hedeman Appraisals. The Board had questions about the appraisal and asked to have a special meeting the following week. O'Brien stated that he would set up the meeting.
- e. Sign Update- O'Brien informed the Board that quote for 2 color signs would be approximately \$200.00.

### **Tenant Issues**

None

### **Discussion/Possible Action on Future of South Wayne**

O'Brien will forward the appraisal to the Board when he receives it. The Board may move the September meeting to South Wayne to discuss the sale with the tenants.

### **Future Agenda Item(s):**

Unpaid Rent  
Tenmast Update  
Update on Roof Bid Process  
South Wayne Appraisal  
Sign update

### **Next Meeting Date and Time:**

October 26, 2016 at 9:00am at Darlington Courthouse.

### **Adjourn Meeting:**

**MOTION:** Demo moved to adjourn the meeting. Whyte seconded the motion.  
Motion carried.

Respectfully submitted,  
Douglas J. O'Brien  
Lafayette County Housing Authority