MINUTES OF THE LA CROSSE COUNTY HOUSING AUTHORITY
August 13th, 2019

Jim Sciborski called the regular meeting of the LCHA to order on August 13, 2019, at War-Leh Manor, 615 Plainview Rd., La Crosse, WI at 3:25 p.m.

Board Members Present: Commissioners: Jim Sciborski, Dan Hesse, Mary Kessens, and Michele Olson. Dan Wee was excused. Also present were Patrick Dienger and Kelly King and Marc Roen with Collins and Associates

Hesse moved to approve the May minutes. Olson seconded and motion carried.

Hesse moved to ratify the June and July bills/financial report as presented. Kessens seconded and motion carried.

Correspondence: Report showing Office Manager, Semann, received another 100% submission status in HUD’s PIC System.

Focus Areas & Networking: Dienger presented information on ongoing projects. Reported on the homeless connect event and that we had a booth and distributed housing information and networked with other human services agencies.

Kessens moved to approve the Administrative Office Reports from March and April. Hesse seconded and motion carried.

Occupancy/Waiting List: King presented information on the Occupancy Report. Dienger reported that our 95% occupancy for the reporting period cost us 3 points in the HUD REAC reporting system and we now considered “standard” rather than “high performing”. Increased vacancy due to; location, over income applicants, applicants cancelling or not even showing up to a lease signing.

Maintenance/Property Management Report: Dienger informed Board that we are in the process of upgrading our 1992 grounding electrical system to current code at our Cedar Meadows duplexes. Hesse moved to approve the Reports from June and July. Kessens seconded and motion carried.

Marc Roen with Collins and Associates presented our annual FYE 3/31/19 audit to the Board. We again received the best ratings offered by the auditor’s opinion with regard to our financial organization and health. Kessens moved to accept the 3/31/19 FYE audit as presented. Olson seconded and motion carried.

Dienger and Sciborski will advise if there is any Board action that would require a September 10th, 2019 meeting.

Sciborski moved to adjourn regular meeting at 4:00 pm

Chairman/Vice-Chair

Secretary