

TAYLOR COUNTY HOUSING AUTHORITY
EXECUTIVE COMMITTEE
Minutes of Meeting
Revised Nov. 07th, 2007

This meeting was called to order by Chuck Webster at 7:03p.m. Members present were George Southworth, Al Beadles, Tammy Mann and Joe Tomandl. Shelia Nice was also present.

Jon Trautman from Schenck Business Solutions was present, Chuck had Jon take the floor right away so he could get back on the road. Jon went through the audit with the board, giving the board an over view of the whole audit, and then he went through the Management Letter. He discussed ways to improve and break down the financial books at the Housing Authority level to hopefully make the REAC for HUD easier to do. Jon stated at this time he felt we should not run out and purchase expensive software, let's try to break it down first. He opened questions to the board and finished up. The board stated they were very please with Jon taking his time to talk to them. A motion was made by George Southworth, seconded by Tammy Mann to approve the minutes of the last meeting. All were in favor. Motion Carried.

A motion was made by Joe Tomandl, seconded by Al Beadles to approve the financial report as given. All were in favor. Motion Carried!

Directors Report: Shelia continued with the talking about the financial books. Jon, Jennie and Shelia talked at length on Tuesday during work on how we could break down the admin area of the books more to really make a difference for the REAC submission. Suggestion was to make a sample account in Quicken, then go back and break things out more in admin, to see if it would work better. She stated she would start on that. Next: Rib Lake went with Northwest Regional Planning to run their Cdbg program.

A motion was made by George Southworth, seconded by Joe Tomandl to approve the director's report. All were in favor. Motion Carried!

A motion was made by Joe Tomandl, seconded by Tammy Mann to go into closed session. A roll call vote was taken with each member voting "aye". All were in favor. Motion carried!

A motion was made by, Al Beadles, seconded by Joe Tomandl to go into open session. A roll call vote was taken with each member voting "aye". All were in favor. Motion carried!

A motion was made by George Southworth, seconded by Tammy Mann to approve the additional work on client 07-17. All were in favor. Motion Carried!

A motion was made by Joe Tomandl, seconded by Al Beadles to approve application HOME 07-01 again, if the state says we can go with it. All were in favor. Motion Carried!

A motion was made by Al Beadles, seconded by Joe Tomandl to approve a HCRI client loan to help pay taxes. Same client now 07-19 was approved for a Cdbg loan for rehab work to the home. All were in favor. Motion Carried!

A motion was made by Joe Tomandl, seconded by Tammy Mann to deny the subordination agreement for client Cdbg 98-44 do to, no contact from the financial institute to our office when they gave these clients the loan back September 14, 2006. We did not even know the clients had a new home until November 1st, 2007 when Shelia received the subordination agreement from Gowey Abstract & Title. All were in favor. Motion carried!

Other Business: None Conflict of interest: N/A

A motion was made to adjourn by George Southworth, seconded by Tammy Mann. All were in favor. Motion Carried!

"These minutes are subject to approval"
Respectfully Submitted,

Shelia Nice
Executive Director

TAYLOR COUNTY HOUSING AUTHORITY
EXECUTIVE COMMITTEE
Minutes of Meeting
Oct. 10th, 2007

This meeting was called to order by Chuck Webster at 7:09p.m. Members present were George Southworth, Al Beadles, Tammy Mann and Joe Tomandl. Shelia Nice was also present.

A motion was made by Al Beadles, seconded by Joe Tomandl to approve the minutes of the last meeting. All were in favor. Motion Carried.

A motion was made by George Southworth, seconded by Joe Tomandl to approve the financial report as given. All were in favor. Motion Carried!

Directors Report: Shelia stated she met with the Village of Rib Lake's Housing Authority Board last week and after talking with them they called and asked if she would write up a proposal to give to the Village of Rib Lake on running the Village of Rib Lake's Cdbg program again. She stated she wrote up a proposal that Chuck Webster had signed before sending it to the Village of Rib Lake, for their meeting that is also held tonight. Next, you all had a chance to look over the audit books and statements, the accountant sent an email stating that again this year the Housing Authority statements are not full accrual, and not GAAP approved, and the Housing Authority is in need of purchasing software to conduct our financial statements properly. Shelia stated she is checking into different software and cost. She will keep the board up to date on what she finds. The problem is, this is not cheap software.

A motion was made by Al, seconded by George Southworth to ask if Jon Trautman could attend the next board meeting to go through the audit and discuss what we need to do to get in compliance and to approve the director's report as given. All were in favor. Motion Carried!

A motion was made by Tammy Mann, seconded by Joe Tomandl to go into closed session. A roll call vote was taken with each member voting "aye". All were in favor. Motion carried!

A motion was made by George Southworth, seconded by Tammy Mann to go into open session. A roll call vote was taken with each member voting "aye". All were in favor. Motion carried!

A motion was made by George Southworth, seconded by Al Beadles to give Jenny Gustum a .75 cent raise now that her probation period is over. All were in favor. Motion carried!

A motion was made by George Southworth seconded by Joe Tomandl to approve loan Cdbg 07-15 for a emergency well. All were in favor. Motion Carried!

A motion was made by Tammy Mann, seconded by Al Beadles to approve loan application Cdbg 7-16 for a Emergency Septic. All were in favor. Motion Carried!

A motion was made by Joe Tomandl, seconded by Al Beadles to approve letting loan applicant #67, wait until tax time to sell his house even though he is not living on the property. All were in favor. Motion Carried!

A motion was made by Joe Tomandl, seconded by George Southworth to approve loan application Cdbg 07-17 for rehab work. All were in favor. Motion Carried!

A motion was made by Tammy Mann, seconded by Joe Tomandl to approve loan application Cdbg 07-18 for rehab work if the client ends up purchasing the home he has picked out. All were in favor. Motion Carried.

A motion was made by Al Beadles, seconded by George Southworth to approve loan application Home 07-02 for a basement. All were in favor. Motion Carried!

Other Business: None
Conflict of interest: N/A

A motion was made to adjourn by George Southworth, seconded by Al Beadles. All were in favor. Motion Carried!

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Respectfully Submitted,

Shelia Nice
Executive Director

TAYLOR COUNTY HOUSING AUTHORITY
EXECUTIVE COMMITTEE
Minutes of Meeting
Sept. 12th, 2007

This meeting was called to order by Chuck Webster at 7:07p.m. Members present were George Southworth, Al Beadles, Tammy Mann and Joe Tomandl. Shelia Nice was also present.

A motion was made by Joe Tomandl, seconded by George Southworth to approve the minutes of the last meeting. All were in favor. Motion Carried.

A motion was made by Al Beadles, seconded by Tammy Mann to approve the financial report as given. All were in favor. Motion Carried!

Directors Report: Shelia attended the Almost Annual Housing Workshop in Appleton per Chuck's approval. She received clarification on some questions about lead issues, insurance issues and Home & CDBG verifications. She questioned the state about a client who can not get home owners insurance! Could T.C. H. A. still put in a well & compost toilet for the client. Shelia's argument on the client's behalf was the CDBG program funds are not really touching the client's home, just a compost toilet and the well goes outside. Taylor County would be the only mortgage on the property. There was a lengthy discussion, and the state felt seeing there are no HUD rules on the insurance, it's just something the state prefers. This is one of those rare cases and yes we should give the man a loan!

The board asked Shelia if she heard from the Village of Rib Lake, Shelia stated, they called her awhile back and said they were going to write a proposal however she has not heard back.

A motion was made by Al, seconded by George Southworth to approve the director's report. All were in favor. Motion Carried!

A motion was made by Joe Tomandl, seconded by George Southworth to go into closed session. A roll call vote was taken with each member voting "aye". All were in favor. Motion carried!

A motion was made by, Joe Tomandl seconded by Tammy Mann to go into open session. A roll call vote was taken with each member voting "aye". All were in favor. Motion carried!

A motion was made by Al Beadles, seconded by Tammy Mann to approve some work order changes that may need to be done, if client 07-10 well comes back contaminated. If the well is fine we will proceed with what we had originally. All were in favor. Motion Carried!

A motion was made by Joe Tomandl, seconded by George Southworth to approve application HCRI Homebuyers 07-09 if the clients can sell the mobile home. All were in favor. Motion Carried!

Other Business: None
Conflict of interest: N/A

A motion was made to adjourn by Tammy Mann, seconded by George Southworth. All were in favor. Motion Carried!

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Respectfully Submitted,

Shelia Nice
Executive Director

TAYLOR COUNTY HOUSING AUTHORITY
EXECUTIVE COMMITTEE
Minutes of Meeting
August 8, 2007

This meeting was called to order by Chuck Webster at 7:05p.m. Members present were George Southworth, Al Beadles, Tammy Mann and Joe Tomandl. Shelia Nice was also present.

A motion was made by George Southworth, seconded by Al Beadles to approve the minutes of the last meeting. All were in favor. Motion Carried.

A motion was made by Al Beadles, seconded by Joe Tomandl to approve the financial report as given. All were in favor. Motion Carried!

Directors Report: HUD sent our letter for being troubled in Section 8 program. We are in the process of doing a compliance report for them, telling them how we are fixing the issues that were not correct. Shelia let the board know that she received a call from Marge Ziembo, Rib Lake Housing Authority board president. Marge was wondering if the Taylor County Housing Authority would be interested in submitting a proposal for running the Village of Rib Lake Cdbg revolving loan program again. All were in favor. Motion Carried!

A motion was made by Al Beadles, seconded by George Southworth to have Shelia talk to the State CDBG administrator before any proposal is made. If the state has no objections to what we would like to propose Shelia has the authority to submit a proposal. All were in favor. Motion Carried!

A motion was made by George Southworth, seconded by Joe Tomandl to go into closed session. A roll call vote was taken with each member voting "aye". All were in favor. Motion carried!

A motion was made by, Joe Tomandl seconded by George Southworth to go into open session. A roll call vote was taken with each member voting "aye". All were in favor. Motion carried!

A motion was made by Al Beadles, seconded by Tammy Mann to approve the application 07-09 Cdbg for an emergency roof. All were in favor. Motion Carried!

A motion was made by Joe Tomandl, seconded by George Southworth to approve application Cdbg 07-13. All were in favor. Motion Carried!

A motion was made by Al Beadles, seconded by Tammy Mann to deny application CDBG 07-14. All were in favor. Motion Carried!

A motion was made by Joe Tomandl, seconded by Al Beadles to approve HCRI Homebuyers application 07-05. All were in favor. Motion Carried!

A motion was made by George Southworth, seconded by Tammy Mann to approve HCRI Homebuyers application 07-6. All were in favor. Motion Carried!

A motion was made by Al Beadles, seconded by George Southworth to deny HCRI Homebuyers application 07-07. All were in favor. Motion Carried!

A motion was made by Joe Tomandl, seconded by Tammy Mann to approve HCRI Homebuyers application 07-8. All were in favor. Motion Carried!

Other Business: None

Conflict of interest: N/A

A motion was made to adjourn by George Southworth, seconded by Tammy Mann. All were in favor. Motion Carried!

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Respectfully Submitted,

Shelia Nice
Executive Director

TAYLOR COUNTY HOUSING AUTHORITY
EXECUTIVE COMMITTEE
Minutes of Meeting
July 11, 2007

This meeting was called to order by Allen Beadles at 7:05p.m. Members present were George Southworth, Tammy Mann and Joe Tomandl. Jennifer Gustum was also present.

A motion was made by George Southworth, seconded by Tammy Mann to approve the minutes of the last meeting. All were in favor. Motion Carried.

A motion was made by Tammy Mann, seconded by Joe Tomandl to approve the financial report as given. All were in favor. Motion Carried!

Directors Report: Three people from HUD were here to inspect Section 8 files on June 25, 26. There were a few issues, but we can get those resolved. Jennifer and Shelia explained that the reason those issues were there is because no one ever taught us how to even run that program. When Shelia took over she asked many times for someone to come up but the excuse was they don't have the funds to send someone here. This is the first time some one ever came. Jennifer and Shelia both felt it was a plus that they came. Next the contractor that cancelled a contract with a client mailed most of the down payment back to our office however he kept \$89.25 for restocking fee and no where on the contract does it say anything on restocking fees. Again we are working to collect those funds. Jennifer also asked if we could purchase some pamphlet holders rather than have them all over the office. A motion was made by Tammy Mann, seconded by Joe Tomandl to approve the director's report. All were in favor. Motion Carried!

A motion was made by Joe Tomandl, seconded by George Southworth to have the office personnel purchase pamphlet holders. All were in favor. Motion Carried!

A motion was made by Joe Tomandl, seconded by George Southworth to go into closed session. A roll call vote was taken with each member voting "aye". All were in favor. Motion carried!

A motion was made by, Joe Tomandl seconded by Tammy Mann to go into open session. A roll call vote was taken with each member voting "aye". All were in favor. Motion carried!

A motion was made by Tammy Mann, seconded by George Southworth to approve the subordination on loan application 05-10. All were in favor. Motion Carried!

A motion was made by Joe Tomandl, seconded by George Southworth to approve G-2 but have Shelia check into the client's debt ratio, and if they do not have a mortgage on the property then they can make payments on our loan seeing they want to start giving the kids land. All were in favor. Motion Carried!

A motion was made by George Southworth, seconded by Joe Tomandl to approve application 07-10. All were in favor. Motion Carried!

A motion was made by Tammy Mann, seconded by George Southworth to approve application 07-11. All were in favor. Motion Carried!

A motion was made by Joe Tomandl, seconded by Tammy Mann to approve application 07-12 for an emergency roof. All were in favor. Motion Carried!

Other Business: None

Conflict of interest: N/A

A motion was made to adjourn by George Southworth, seconded by Joe Tomandl. All were in favor. Motion Carried!

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Respectfully Submitted,

Shelia Nice
Executive Director

TAYLOR COUNTY HOUSING AUTHORITY
EXECUTIVE COMMITTEE
Minutes of Meeting
June 13, 2007

This meeting was called to order by Chuck Webster at 7:12p.m. Members present were Al Beadles, Tammy Mann and Joe Tomandl. Shelia Nice was also present.

A motion was made by Joe Tomandl, seconded by Tammy Mann to approve the minutes of the last meeting. All were in favor. Motion Carried.

A motion was made by Tammy Mann, seconded by Joe Tomandl to approve the financial report as given. All were in favor. Motion Carried!

Directors Report: Let's start off with the client that wanted to attend last month's meeting due to being denied for Section 8 and didn't, we never heard from him after that either. The Section 8 program is now in compliance with the 95% reporting requirements! The auditors were here they said everything looked good. On our end of the year audit report there will still be negative issues listed due to the new audit regulations we are suppose to follow. Jon stated it is really difficult for very small businesses to follow through with these new regulations. The Milwaukee HUD office personnel will be here at the end of June to do their audit on the Section 8 Program. Hopefully that goes smoothly also. Shelia let the board know about issues they were having with a contractor that cancelled a contract with a client. Absolute Heating received a down payment for a job and has not reimbursed the Housing Authority yet even though the contract is cancelled. I have talked with the company numerous times in regards to the reimbursement of funds. On June 12th, I sent out a letter to them stating if we did not receive our reimbursement payment within the next 10 days, I will start proceedings to collect the funds through the courts. Next Shelia stated that the Taylor County Housing Authority should return the Village of Rib Lake's Community Development Block Grant back to the Village of Rib Lake to run. The board as a whole discussed it at length. A motion was made by Joe Tomandl, seconded by Tammy Mann to approve the director's report. All were in favor. Motion Carried!

A motion was made by Tammy Mann, seconded by Al Beadles to proceed with the collection of funds from Absolute Heating, through the court system. All were in favor. Motion Carried!

A motion was made by Chuck Webster, seconded by Joe Tomandl to return the Village of Rib Lake's Community Development Block Grant Program to the Village of Rib Lake to run. Shelia said she will go to the June 14, 2007 meeting at Rib Lake and will finish out the clients brought to this meeting. After that it is all going back to Rib Lake. A roll call vote was taken with each member, Chuck Webster "aye", Al Beadles "aye", Joe Tomandl "aye" Tammy Mann "abstained". Motion carried!

A motion was made by Joe Tomandl, seconded by Al Beadles to go into closed session. A roll call vote was taken with each member voting "aye". All were in favor. Motion carried!

A motion was made by, Al Beadles seconded by Joe Tomandl to go into open session. A roll call vote was taken with each member voting "aye". All were in favor. Motion carried!

A motion was made by Tammy Mann, seconded by Al Beadles to approve loan application HOME 07-02. Client has owned home for less than two years. All were in favor. Motion Carried!

A motion was made by Al Beadles, seconded by Joe Tomandl to deny application 07-05 due to the client financial history. All were in favor. Motion Carried!

A motion was made by Tammy Mann, seconded by Joe Tomandl to approve application 07-06. All were in favor. Motion Carried!

A motion was made by Joe Tomandl, seconded by Al Beadles to approve application 07-07. All were in favor. Motion Carried!

A motion was made by Al Beadles, seconded by Tammy Mann to deny application 07-08 due to the misappropriation of funds on the last loan when the clients moved out of the home, that was given to these same client, 07-08 is also denied due to the lack of equity in the property. All were in favor. Motion Carried!

Other Business: None

Conflict of interest: N/A

A motion was made to adjourn by Al Beadles, seconded by Joe Tomandl. All were in favor. Motion Carried!

"These minutes are subject to approval"

Respectfully Submitted,

Shelia Nice
Executive Director

TAYLOR COUNTY HOUSING AUTHORITY
EXECUTIVE COMMITTEE
Minutes of Meeting
May 9, 2007

This meeting was called to order by Chuck Webster at 7:05p.m. Members present were Al Beadles, George Southworth, Barb Schmitz & Tammy Mann. Shelia Nice and Jennifer Gustum were also present.

A motion was made by Al Beadles, seconded by George Southworth to approve the minutes of the last meeting. All were in favor. Motion Carried.

A motion was made by Tammy Mann, seconded by George Southworth to approve the financial report as given. All were in favor. Motion Carried.

Directors Report: Things are really picking up, its spring and that is a good thing. All the posters were sent in to the state for the Fair Housing poster contest and we had a winner. Hannah Brandner, won 3rd place in the K-3 poster category. The Brandner family and our office staff are invited to attend the award ceremony that will take place Friday June 29th, at 1:30 in Madison at the State Capital. Hopefully Hannah will have her poster in the calendar for 2008. Jenny's computer is in and running, she really likes it. A motion was made by Al Beadles, seconded by Tammy Mann to approve the director's report! All were in favor. Motion Carried.

A motion was made by Tammy Mann, seconded by Al Beadles to let Shelia go to Madison for the poster award ceremony. All were in favor. Motion Carried.

The motion was made by Tammy Mann, seconded by George Southworth to go into closed session. A roll call vote was taken with each member voting "aye". All were in favor. Motion Carried.

The motion was made by Al Beadles, seconded by Tammy Mann to go into open session. A roll call vote was taken with each member voting "aye". All were in favor. Motion Carried.

A motion was made by George Southworth, seconded by Al Beadles to approve loan application HCRI Homebuyers 07-01 with down payment & closing cost. All were in favor. Motion Carried.

A motion was made by Tammy Mann, seconded by Al Beadles to approve loan application HOME 07-01 to have rehab work done up to the amount of \$10,680. All were in favor. Motion Carried.

A motion was made by Al Beadles, seconded by George Southworth to approve loan application HCRI Homebuyer 07-02, with down payment and closing cost. All were in favor. Motion Carried.

A motion was made by Tammy Mann, seconded by Al Beadles to approve loan application HCRI Homebuyer 07-04, with down payment & closing cost. All were in favor. Motion Carried.

Section 8 client that was due to attend the meeting did not show so no action was required for a formal hearing on this issue.

Other Business:

Conflicts of Interest: N/A

A motion was made to adjourn by George Southworth, seconded by Al Beadles. All were in favor. Motion Carried.

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Respectfully Submitted,
Shelia Nice
Executive Director

TAYLOR COUNTY HOUSING AUTHORITY
EXECUTIVE COMMITTEE
Minutes of Meeting
April 11, 2007

This meeting was called to order by Chuck Webster at 7:01p.m. Members present were Al Beadles, George Southworth, & Tammy Mann. Shelia Nice was also present.

A motion was made by Al Beadles, seconded by George Southworth to approve the minutes of the last meeting. All were in favor. Motion Carried.

A motion was made by Tammy Mann, seconded by Al Beadles to approve the financial report as given. All were in favor. Motion Carried.

Directors Report: Shelia let the board know that we all received a thank you back from the Hales and they had some bad news that Everett Hale had to have bypass surgery right after he retired. Jenni is still working with the people from HUD to figure out what is wrong our percentage. Why can't we get past 90 percent in Section 8 program! Shelia brought to the boards attention the difficulties the clients and she were having with a contractor. The contractor never shows when he is suppose to so it takes extremely long for a project to get completed. Also the contractor has had to replace a lot of things on of his pocket, that weren't even on the bid due to carelessness. All the yearly and quarterly reports are done, just waiting for Rib Lakes to get back so she can mail them out. A motion was made by George Southworth, seconded by Al Beadles to approve the director's report. All were in favor. Motion Carried.

A motion was made by George Southworth, seconded by Al Beadles to now longer work with Home Repair Shop as a contractor. All were in favor. Motion Carried.

The motion was made by Tammy Mann, seconded by George Southworth to go into closed session. A roll call vote was taken with each member voting "aye". All were in favor. Motion Carried.

The motion was made by George Southworth, seconded by Tammy Mann to go into open session. A roll call vote was taken with each member voting "aye". All were in favor. Motion Carried.

A motion was made by Al Beadles, seconded by Tammy Mann to approve loan application 07-03 again, even though it was approved through personnel phone calls to all board members on March 26 & 27. Client is doing his own work. All were in favor. Motion Carried.

A motion was made by George Southworth, seconded by Al Beadles to approve loan application 07-04. All were in favor. Motion Carried.

A motion was made by Al Beadles, seconded by George Southworth to write off debts due to foreclosures loan numbers 06CV42 in the amount of \$1,016.11and HOME 03-25 in the amount of \$11,694.36. All were in favor. Motion Carried.

A motion was made by George Southworth, seconded by Tammy Mann to write off debt due to foreclosure on loan number 05CV107 in the amount of \$2,653.87 Motion Carried.

A motion was made by Tammy Mann, seconded by Al Beadles to write off debt due to foreclosure on loan number DP-15 in the amount of \$2,221.00. All were in favor. Motion Carried.

Other Business: Shelia discussed with the board the purchase of a new computer for Jennifer's office. Jenni has been having issues with it and this is not a computer we can afford to go down due to it being the one with all the HUD information on it, this computer is about 7 years old. A motion was made by Al Beadles, seconded by George Southworth to purchase a new computer with funds from the account through Taylor County and the remainder of the balance should be taken out of the Housing Authority Admin Account. All were in favor. Motion Carried.

Conflicts of Interest: N/A

A motion was made to adjourn by Tammy Mann, seconded by George Southworth. All were in favor. Motion Carried.

"These minutes are subject to approval."

Respectfully Submitted,

Shelia Nice
Executive Director

TAYLOR COUNTY HOUSING AUTHORITY
EXECUTIVE COMMITTEE
Minutes of Meeting
March 14th, 2007

This meeting was called to order by Chuck Webster at 7:06p.m. Members present were Al Beadles, George Southworth, Joe Tomandl & Tammy Mann. Shelia Nice and Jennifer Gustum were also present.

A motion was made by Al Beadles, seconded by George Southworth to approve the minutes of the last meeting. All were in favor. Motion Carried.

A motion was made by Joe Tomandl, seconded by Tammy Mann to approve the financial report as given. All were in favor. Motion Carried.

Directors Report: Shelia informed the board that Everett Hale retired and Steve Anderson took his place. She also thought it would be a great idea to get him a gift certificate for all the years he has worked with Taylor County Housing Authority. Ken Smith from Milwaukee HUD office came here to help our office get our system and program up and running properly after the Section 8 computer program crashed. Betty Klascheur and Megan from Madison stopped in regarding our new HCRI-Homebuyers program and made sure things were going smoothly and answered any questions we had on that. Also while Betty was here she suggested our office make new Policy and Procedure manuals for each of our programs rather than having three programs in one manual. The only reason she wanted them broke out is we are getting more programs and it would be easier to find what we need if the manuals were separate. Shelia suggested to the board that the Housing Authority should sign up with the Wisconsin Department of Revenues, Tax Refund Interception Program (TRIP) to collect the delinquent loans through some of our programs. She explained how the program worked and stated there is not a charge for the program to the Housing Authority. We feel it is a win, win situation for the Housing Authority. The Dept. of Commerce, HCRI Homebuyers program is holding a Fair Housing poster contest. I took all the paper work for the Poster Contest to the Medford, Rib Lake, Gilman Schools so the kids can get involved with the contest. The Housing Authority Board will judge posters before the next meeting, ribbons & awards will be handed out to 3 top pictures for each school & grade. A motion was made by George Southworth, seconded by Joe Tomandl to approve the director's report. All were in favor. Motion Carried.

A motion was made by Tammy Mann, seconded by Al Beadles to purchase a give certificate in the amount of \$60.00 from the Chamber of Commerce for Everett Hale. All were in favor. Motion Carried.

A motion was made by Al Beadles, seconded by George Southworth to approve the revised HCRI, HOME & CDBG Policy & Procedures Manuals, the new HCRI HOMEBUYERS Policy & Procedures Manual and the Revised Section 8 Admin Plan. All were in favor. Motion Carried.

The motion was made by Joe Tomandl, seconded by Tammy Mann to go into closed session. A roll call vote was taken with each member voting "aye". All were in favor. Motion Carried.

The motion was made by Al Beadles, seconded by Joe Tomandl to go into open session. A roll call vote was taken with each member voting "aye". All were in favor. Motion Carried.

A motion was made by George Southworth, seconded by Tammy Mann to approve loan application 07-02. All were in favor. Motion Carried.

A motion was made by Al Beadles, seconded by Joe Tomandl to forgive Seventy one dollars and 88 cents, \$71.88 on loan G-2. All were in favor. Motion Carried.

Other Business: N/A

Conflicts of Interest: N/A

A motion was made to adjourn by Al Beadles, seconded by Tammy Mann. All were in favor. Motion Carried.

"These minutes are subject to approval."

Respectfully Submitted,

Shelia Nice
Executive Director

TAYLOR COUNTY HOUSING AUTHORITY
EXECUTIVE COMMITTEE
Minutes of Meeting
January 10, 2007

This meeting was called to order by Chuck Webster at 7:04p.m. Members present were Al Beadles, George Southworth, Joe Tomandl & Tammy Mann. Shelia Nice and Jennifer Gustum were also present.

A motion was made by George Southworth, seconded by Al Beadles to approve the minutes of the last meeting. All were in favor. Motion Carried.

A motion was made by Joe Tomandl, seconded by Tammy Mann to approve the financial report as given. All were in favor. Motion Carried.

Directors Report: Shelia introduced the new employee Jennifer Gustum to the board. Then the two of them explained what has happen in the last two weeks. The Section 8 computer program went down on Val before she left as she was updating it. To fix it we spent many days on the phone with employees from HUD and they finally had us contact Sue from Bruce WI. She was able to assist us getting it running. We will need to re-enter all information do to the other information being deleted when the program crashed. HUD had intended to come to Taylor County to assist us on our 50058 form. We have been below 95% rating for some time and no one could tell us why. However Sue from the Bruce found out why we should be able to do with out HUD coming. Sue figures that by the end of this quarter everything should be close to 100% again. She was contacting Ken Smith and John Finger letting them know how we stand. Maybe they did not have to come after all. Next Shelia informed the board they were all over paid for mileage last year, she will take their amount off this check for this meeting and her amount off of her next pay check. Shelia brought in a copy of the contract from Schenck SC, Jon Trautman, CPA for CPA services to do the Housing Authorities Section 8, REAC tax program. The contract was for estimated fees that would not exceed \$2000.00. This is something that can not be done in house by employees. A motion was made by Al Beadles, seconded by George Southworth to approve the director's report. All were in favor. Motion Carried.

The motion was made by Joe Tomandl, seconded by Tammy Mann to go into closed session. A roll call vote was taken with each member voting "aye". All were in favor. Motion Carried.

The motion was made by Al Beadles, seconded by George Southworth to go into open session. A roll call vote was taken with each member voting "aye". All were in favor. Motion Carried.

A motion was made by George Southworth, seconded by Al Beadles to inform loan client 02-09 that if client no longer lives on property the board would like the loan paid off. All were in favor. Motion Carried.

Other Business: N/A

Conflicts of Interest: N/A

A motion was made to adjourn by Al Beadles, seconded by Tammy Mann. All were in favor. Motion Carried.

"These minutes are subject to approval."

Respectfully Submitted,

Shelia Nice
Executive Director