

Hancock Housing Commission
Meeting Minutes
September 29, 2010

Vice - President Mark Dennis opened the regular meeting of the Hancock Housing Commission at 4:32 pm.

Commissioners Present: Dennis, Haeussler, Johnson
Absent: Antila, Givens

Public Comment: A resident expressed concern of people smoking within the 50 foot radius of the entrance to Lakeview Manor and the rule not being enforced.

A motion was made by Commissioner Johnson to approve the August 18, 2010 meeting minutes. Support was made by Commissioner Haeussler.

Ayes: 3

No: 0

Motion passed.

A motion was made by Commissioner Haeussler to approve the September 2010 accounts payable. Support was made by Commissioner Johnson.

Ayes: 3

No: 0

Motion passed

Old Business:

The commission discussed Quincy Havens ground breaking ceremony and wrap up.

The commission reviewed the letter from HUD regarding the VMS review conducted on July 27, 2010 by HUD. No findings were recorded.

New Business:

The 2009 PHAS (Public Housing Assessment System) scores were released and the HHC was given a score of 92 out of 100. This gives us a High Performer status. ☺

The commission reviewed the 2009 financial audit conducted by Anderson Tackman PCA's. A corrective action plan was submitted and accepted for two items regarding Capital Funds drawdown and Section 8 rent reasonableness. Copies of our audit will be sent to the City of Hancock and Department of Housing And Urban Development.

Quincy Haven updates: Our first payment request was submitted, the details and invoices were reviewed by the commission. We have construction meetings every 2nd and 4th Wednesday of the month. The Director was instructed to contact our attorney with regard to opening up another account under the "Quincy Haven LDHALP" title for this first payment disbursement. The construction meeting minutes were also reviewed for the month of September 2010.

Commissioner Haeussler made a motion to approve the proposal from Otis Elevator to replace the smoke detectors in the elevators with new ones. The cost to replace them will be \$680.00. Commissioner Johnson supported the motion.
Ayes: 3
No: 0
Motioned passed.

Maintenance Report:

The elevators were not operation correctly in August and resulted in a faulty smoke detector causing the problem. We will explore the option of replacing the current smoke detectors on each floor because they are all very out dated. Rick attended Davis Bacon Labor Standards training in Baraga. Rehabs continue in vacant apartments and they all will become smoke free units. At this time we have 9 units that are smoke free. The install of 6 new walk in shower units will begin this year. This is part of our Capital Fund program for 2010. The cost had increased by \$4,308.00 due to HUD's prevailing wage and an additional design upgrade. A new dryer was installed on the 4th floor laundry room. Wilmer's heating was called in for service on our furnace at Lakeview Manor. An electronic sensor was replaced. Total Energy Systems made the annual service visit to our new generator.

Directors Report:

Section 8 Rental Assistance program has 33 vouchers issued and there are no vacancies at Lakeview Manor or Lakeview Manor Annex.

Upcoming Events: Color Tour on 10/1 at 11:00 am, "Falls Prevention" educational session scheduled for 10/28 @ 1:30 in our community room, Halloween Party scheduled for 10/29 at 2 pm in the community room.

Correspondence:

A thank you letter was received from Glenn Anderson for the Hancock Public Transit contribution.

Commissioner Johnson made a motion to adjourn the meeting at 5:35 pm. Support was made by Commissioner Haeussler.

Ayes: 3

No: 0

Meeting adjourned.

Secretary – Gail Ross

Vice –President, Mark Dennis