

Hancock Housing Commission
Meeting Minutes
October 20, 2010

President Ron Antila opened the regular meeting of the Hancock Housing Commission at 4:08 pm.

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

Public Comment: None

A motion was made by Commissioner Haeussler to approve the September 29, 2010 meeting minutes. Support was made by Commissioner Dennis.

Ayes: 4

No: 0

Motion passed.

A motion was made by Commissioner Givens to approve the October 2010 accounts payable. Support was made by Commissioner Haeussler.

Ayes: 4

No: 0

Motion passed

Old Business:

The commission reviewed the Hancock Housing Commission PHAS (Public Housing Assessment System) score for 2009. We scored 92 out of 100. Our status is "high performer".

The commission reviewed the FY2009 Audit report from Anderson Tackman and corrective action plan. No findings were reported.

The commission reviewed the first payment request for Quincy Haven Apartments LDHALP and supporting documents.

The commission approved a proposal from Otis Elevator to replace smoke detectors in our elevators. The total cost will be \$680.00.

New Business:

The commission was consider approval of the Director to restructure our bank and investment accounts. There are currently accounts that are not earning any interest and could be transferred into the general fund or Section 8 account. Commissioner Dennis made a motion for the Executive Director to restructure the bank and investment accounts. Support was made by Commissioner Haeussler.

Ayes: 4

No: 0

Motion passed.

The commission reviewed payment request #2 to MSHDA for Quincy Haven Apartments LDHALP project. The project will need to meet the 30% basis by the end of the year to be in compliance with Section 1602 funds. We have currently expended 24.5% of our eligible costs as of 10/20/2010.

The Director reported on a phone call from MSHDA explaining the HOME funds originally awarded to the project will be rescinded and all \$900,000 will come out of the Section 1602 funds! This will be documented in a mortgage modification statement. The total 1602 funds the project will receive is \$4,479,444. These changes were adjusted because of our ability to meet the 30% eligibility requirement for our project by December 31, 2010.

Maintenance Report:

The elevator smoke detectors will be installed in the later part of October. The fire department responded to Lakeview Manor on 9/28/2010 to apartment #509 for a small electric heater with a faulty extension cord. We were not aware that the resident had this in the unit and it is not permitted under the conditions of our lease. It was a minor incident and no injuries were reported. McGrath roofing did some addition repairs on the roof over the community room. Phase II of our shower installs will begin in November 2010. 6 more units will have new walk in showers. Attachments were included in the report.

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.

Next meeting is rescheduled for Wednesday - November 24, 2010 at 4:30 pm.

Correspondence:

CEDAM newsletter has a report on the visit to the Upper Peninsula in August.

The law firm of Kendrick's, Adamini, Chilman and Greenlee has opened up offices in Houghton. This is the law firm that assisted us with the formation of our non-profit and previous housing commission legal issues. The Director will make contact with them to discuss future representation on any housing issues that would need legal representation.

Commissioner Givens made a motion to adjourn the meeting at 4:40 pm.
Support was made by Commissioner Dennis.

Ayes: 4

No: 0

Meeting adjourned.

Secretary – Gail Ross

President, Ron Antila