

Hancock Housing Commission
Meeting Minutes
February 27, 2013

Annual Meeting

Election of Officers

The Executive Director - Hancock Housing Commission opened the floor for nominations for the President of the Hancock Housing Commission. Commissioner Dennis motioned to make one unanimous ballot to retain all current Officers in their positions for the upcoming year. Commissioner Johnson supported the motion.

Ayes: Antila, Dennis, Johnson

No: none

Motion carried.

Officers for the Hancock Housing Commission Board of Directors for 2013:

President: Ron Antila

Vice – President: Mark Dennis

2nd Vice-President: John Haeussler

President Ron Antila opened the regular meeting of the Hancock Housing Commission at 4:38 pm.

Commissioners Present: Antila, Dennis, Johnson

Absent: Haeussler

Public Comment: None

A motion was made by Commissioner Johnson to approve the December 19, 2012 meeting minutes. Support was made by Commissioner Dennis.

Ayes: Antila, Dennis, Johnson

No: 0

Motion passed.

A motion was made by Commissioner Dennis to approve the January and February 2013 accounts payable. Support was made by Commissioner Johnson.

Ayes: Antila, Dennis, Johnson

No: 0

Motion passed

Old Business:

Approved BCBS proposal with Forrest Insurance from Newberry, Michigan. Deborah Gill is the Agent and has set up a meeting day with employees to go over each plan.

Reviewed and approved the budget revision for FY 2012.

Reviewed and approved the budget for FY 2013.

New Business:

Commissioner Dennis motioned to approve HHC applying for another ROSS (Resident Opportunity for Self Sufficiency) grant that provided Service Coordinator and administrative wages for HHC and QHA for a 3 year period. OHM will assist in the application again with minimal changes to be recorded. Support was made by Commissioner Johnson.

Ayes: Antila, Dennis, Johnson

No: none

Motion passed.

Updates on the water/sewer bills from the City of Hancock were discussed. There was an error made on the December 2012 bill that overcharged us \$7,000 dollars. The maintenance report will speak to the actions we have taken on our end to ensure efficient water usage in the building.

RHF (Replacement Housing Factor) dollars were granted to HHC for the last two years totaling \$19,000+. These funds will be granted each year for 5 years. The Director will consult with OHM on possible housing opportunities with the grants and report at the next meeting.

The possible Sequestration Cuts will result in possible funding cuts for both our Section 8 Rental Assistance program and Low Rent. Letters have been written to our Congressmen urging them to pass a deficit reduction package by March 1, 2013 but that does not look likely. Further information will be gathered and presented at the next meeting.

Commissioner Dennis requested that research the possibility of putting a handrail in the breezeway that connects Lakeview Manor and the Annex. This request was made by an Annex Resident to Commissioner Dennis. Rick will look into the possibilities of a handrail and the cost to install one. A report will be given at the next meeting.

Maintenance Report: The maintenance staff went in and inspected each unit at Lakeview Manor to see if there was unusual water leakage or water leaks. A list of toilets that were running and repairs made to them is attached. We hope this makes a difference in our water bill in the coming months. Mechanical breakdowns have been reported for the big and small Kubota's for the buildings. They both have been fixed and are in working order. The State boiler Inspector came on site to check out our elevators in both buildings. The report is attached. Snow removal continues to absorb a good amount of time for our staff along with rehabs and general maintenance.

Directors Report:

Section 8 Rental Assistance program has 34 vouchers issued and there is 2 vacancies at Lakeview Manor.

Annual recertification's are being conducted with each resident of HHC and apartment inspections will be held in late April sometime.

Congressman Benischek will hold a Q & A at Lakeview Manor for constituents on 2/12/2013 for 3:30 – 4:30 pm.
Next meeting is scheduled for March 20, 2013 @ 4:30 pm.

Correspondence:

Resignation letter received from Commissioner Barry Givens.
HUD letter – Approval of Recovery Plan for HHC.

Commissioner Dennis made a motion to adjourn the meeting at 5:20 pm. Support was made by Commissioner Johnson.
Ayes: Antila, Dennis, Johnson
No: 0
Meeting adjourned.

Secretary – Gail Ross

President - Ron Antila