

Hancock Housing Commission
Meeting Minutes
July 17, 2013

President Antila opened the regular meeting of the Hancock Housing Commission at 4:33 pm.

Commissioners Present: Antila, Dennis, Johnson, Shea, Smith
Absent:

Public Comment: None

A motion was made by Commissioner Johnson to approve the June 15, 2013 meeting minutes.
Support was made by Commissioner Dennis.
Ayes: Antila, Dennis, Johnson, Shea, Smith
No: 0
Motion passed.

A motion was made by Commissioner Smith to approve the July 2013 accounts payable.
Support was made by Commissioner Johnson.
Ayes: Antila, Dennis, Johnson, Shea, Smith
No: 0
Motion passed

Old Business:

Submission of payment request for Developer Fee from MSHDA is still pending due and will be submitted when the final closing audit is submitted. Stephen Kantola from MSHDA conducted the on-site audit on 6/25/2013 – 6/27/2013. He has not completed the audit as of 7/18/2013 as per email received from him on 7/18/2013. Steve said he should be able to complete the audit by July 26th, 2013. After this is submitted we will receive our developer fee.

ROSS grant. (no updates at this time)

The Commission approved a \$4,000 donation to the Hancock Public Transit that shall be taken out of the Developer Fee account.

The HHC 2012 audit was conducted on 6/11/2013 -6/13/2013. The audit was conducted by Anderson, Tackman CPA's. They will submit the audit to REAC and send us copies for review.

HUD's on-site assessment will be postponed until September 2013 as per email from Willie Garrett, Director of HUD in the Detroit field office. A remote review will be required and data will be sent by mail to HUD by August 16, 2013 as per email from FA Claunella Richardson from HUD dated 7/18/2013.

New Business:

Blue Cross Blue Shield information was handed out on the upcoming 2014 year. The total premium will now be taxed with a 5 – 6% increase and premiums rates will be increased from 2 – 6%. John Haeussler reported on an email received from Senator Tom Casperson with regard to Public Act 18 and its impact on Public Act 152 regarding the 80/20 health insurance cap. Draft 1 of bill request No. 03365 will be reviewed and hopefully submitted by the house in the near future. This issue will be tracked closely and regular updates will be given as they transpire.

Maintenance Report:

The state boiler inspector and annuals boiler inspections were conducted in late June in the Annex. All furnaces are well maintained and operation up to code. Painting concluded in apt. #204 and full rehab in 614. We did a partial painting in A-14 and continuing with #108 rehab. We incurred an electrical problem that most likely resulted from a lightening strike that hit one of the rods or some other electrical connection to the building and damaged the panel. Repairs have been completed and the cost was not high enough for us to file an insurance claim.

Directors Report:

Section 8 Rental Assistance program has 36 vouchers issued and we currently have 2 vacancies at Lakeview Manor.

Jack Deo will present a pictorial presentation in our community room on 7/18/2013 at 7:00 pm.

Next meeting is scheduled for August 21, 2013 @ 4:30.

Commissioner Johnson made a motion to adjourn the meeting at 5:16 pm. The motion was supported by Commissioner Dennis.

Ayes: Antila, Dennis, Johnson, Shea, Smith

No: 0

Meeting adjourned.

Secretary – Gail Ross

President Ron Antila