

820 Second Street

Bangor, MI 49013

Regular Meeting Minutes

June 20, 2024

6:00 PM Community Room

1. **Call to Order:** Meeting Called to order by Commissioner Muenzer at 6:00 PM.
2. **Pledge of Allegiance:** Recited by all.
3. **Roll Call:** PRESENT: Commissioner Muenzer, Commissioner Gray, Resident Member McCloud.
4. **Approval Of Agenda:** Motion by Commissioner Gray, Resident Member McCloud.
5. **Reading and Approval of Minutes from 5/16/2024:** Motion by Commissioner Gray, Resident Member McCloud 5/20/2024. Ayes – all. Nays – none. Motion Carried
6. **Approval of Accounts Payable:** Motion by Commissioner Gray, Resident Member McCloud to approve payment of bills totaling **\$23,379.10**. Ayes – all. Nays – none. Motion Carried.
7. **Report From Director regarding Authority Business:** Vote on PHA plan. Vehicle Policy Plan. Then BHC will send it to HUD. Motion by Commissioner Gray, Resident Member McCloud. Ayes – all. Nays – none. Motion Carried
8. **Financial Report:**
 - A. Operating Funds Statement - **\$31,494.24**
 - B. Capital Funds Statement - **\$100.13**
 - C. Security Deposit Funds Statement - **\$8,902.36**
 - D. Laundry Funds Statement/Laundry Funds - **\$4,147.53**
 - E. Rent Revenue for May - **\$15,972.00**
 - F. Pet Deposit Funds - **\$100.12**
 - G. June Draw Down - **\$11,483.00**
9. **Occupancy Report:**
 - < **820 2nd Street APT 316** Rented out.
 - < **835 Black River Road APT #D** Rented out.
 - < **1216 North Center Steet** Still needs work.
 - < **1025 2nd Street APT #D** Still needs work.
10. **Procurement Report:** Inspection is done. Ready for REAC. The last score for the BHC was 77%.
11. **Physical Assessment:** Refrigerators, Stoves. **Approval to buy 2 Refrigerators, 2 Stoves** Motion by Commissioner Gray, Resident Member McCloud. Ayes – all. Nays – none. Motion Carried.
12. **Old Business:**
 - A. **Sewer line damage:** City of Bangor has given a letter. The BHC is responsible for the bill for sewer line damage.

B. Tyler Wines – Waiting to hear back from Attorney Graham regarding the request for Tyler to receive a W-2 for his work this year. Also, need opinion if it's OK for Tyler to work on maintenance at BHC on an "as needed" basis (He would be supervised by Guy Strickfaden, current Maintenance manager at BHC)

13. New Business:

A. Bill Mock for Commissioner seat: Motion by Commissioner Gray, Resident Member McCloud. Ayes – all. Nays – none.

B. Need to make Commissioner Muenzer a Vice President: Motion by Commissioner Gray, Resident Member McCloud. Ayes – all. Nays – no

14. Public Comments:

Residents at 820 2nd street: Would like a clothesline for outside.

Brandy is doing a good job and really Appreciated.

15. Board Comments:

Everyone is Happy.

16. Adjournment: Motion by Commissioner Gray, Resident Member McCloud.

Respectfully Submitted,

Brandy Wines Executive Director