

Ontonagon Village Housing Commission  
Regular Meeting 5:15 PM, Tuesday December 16<sup>th</sup>, 2025  
Ontonagon Village Housing Community Room

Pledge of Allegiance

Roll Call - A regular meeting of the Ontonagon Village Housing Commission was called to order at 5:15 PM by Board President Rich Ernest at the Ontonagon Housing Commission Office, Ontonagon MI on Tuesday December 16<sup>th</sup>, 2025. Present were Rich Ernest, Robert Seid, and Jim Kangas. Absent Danielle Reath, also absent, but listening via telephone, was Sylvia Lehto. Also present was Secretary Karen Jackson.

Public Comment – Resident Jade commented on the proposed policy to not allow smokers to apply to live here and would like any action postponed for the group to do more research. This will be addressed more at the public hearing later.

Approval of Agenda – Motion was made by J Kangas, supported by R Seid, to approve the agenda with the additions of Unfinished Business - A. Computer Bids. All voting aye, motion carried.

Approval of Meeting Minutes – Motion was made by R Seid, supported by J Kangas, to approve the meeting minutes from November 18<sup>st</sup> as presented. All voting aye, motion carried.

Financial Report – Motion was made by R Ernest, supported by R Seid, to accept the financial reports as presented and place on file. All voting aye, motion carried.

Executive Directors Report –

- The Christmas party is tomorrow (17<sup>th</sup>) at 4:00. Board members and a guest are welcomed. We had 34 individuals sign up which is less than last year
- Had a plumbing repair that cost us about 8 hours of Billy time plus 1.5 hours of overtime and \$500.00 for contractor to come help unclog the line. Someone had cut up a towel like material and was flushing them down the toilet
- I will be holding a RAB (resident advisory board) meeting in the coming weeks to get input from the resident on the CFP funds for 2026 and how best to spend them.
- I have received a Civil Rights Complaint that I have responded to. I opted to go to mediation but am unsure how the resident will want to proceed.
- A group of resident have formed a "Cane Court Tenant's Union". Not sure what process they are following or if they will involve me at any point. One member delivered notices to each resident screen door clip early evening and caused several residents to be very concerned for their safety not knowing who was opening their screen door. Both Billy and I received phone calls with their concerns. I will be addressing this with the resident.
- The mini splits are installed but they have a few minor things to finish.
- Burke Construction will begin the kitchen remodeling after the first of the year.
- We will have the electrician that is doing the kitchen work, disconnect the old baseboards and install new plugins in the area where the baseboards are being removed as the plugins are currently part of the baseboards. Suggested to have a plug in every 8 feet.

Motion was made by J Kangas, supported by R Seid, to accept the director's report as presented. All voting aye, motion carried.

### Resident Advisory Committee Report – None

### Additional Committee Report – None

Acknowledgment/Approval of Bills – Motion was made by R Ernest, supported by J Kangas, to acknowledge and approve the Expenditure for the month of December, Aye – R Ernest, J Kangas and R Seid. Nay-none, motion carried.

### Unfinished Business

- Motion was made by R Seid, supported by R Ernest, to accept the bid from People Driven Technology to purchase 3 new computers for \$678.61 each and include the new version of Office. Aye – R Seid, R Ernest and J Kangas, Nay – none, motion carried.

### New Business

- Motion was made by J Kangas, supported by R Ernest, to close the regular meeting at 5:40. All aye, motion carried.
- Motion was made by J Kangas, supported by R Seid, to open the meeting to the Public Hearing. All aye, motion carried.

### Public Hearing

- No Smoking - Smoke Free Policy
  - Resident Jade voiced the concern on behalf of a newly created Cane Court Tenants Union with the Policy and that it is an extreme measure.
  - Resident Nevins also felt the policy was not fair to those applying for housing and if it goes into effect maybe the current resident not be allowed to smoke any more.
  - Director pointed out the cost to housing, the rights of those that do not smoke to clean air free of the smell of cigarette smoke.
  - Resident Sharkey was concerned about how this would be implemented as a lease amendment. This is not an issue as it applies only to new applicants.
  - Chairman Ernest clarified that this will only be for new applicants and will not affect current residents.
  - Resident Jade would like an extension for this policy be implemented and would like to have more time to investigate. Also concerned that the new policy include e-cigarettes.
- Motion was made by R Seid, supported by J Kangas, to close the Public Hearing at 6:05, all aye, motion carried
- Motion was made by J Kangas, supported by R Seid, to go back into regular session, all aye, motion carried.

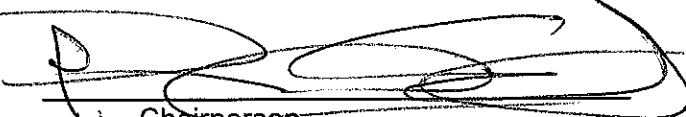
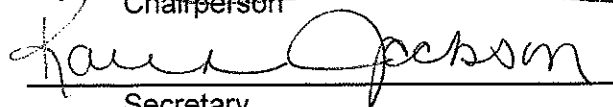
### New Business

- Motion was made by R Ernest, supported by R Seid, to approve the revised No Smoking – Smoke Free Policy and other effected documents. Aye – R Ernest, R Seid and J Kangas. Aye – R Ernest, R Seid and J Kangas Nay – none, motion carried.
- Bid for repairing the automatic door opener was presented. The board requested the Director to check with other businesses to see what company they use.
- Discussion on if we want to continue charging one month rent for security deposits now that the Flat Rate rent increased so much. There was no support to change it but continue to allow a payment plan of 3 months to pay the security deposit.
- Director informed the board of our first ever bedbug incident. A proposal was presented by A+ Pest Management to do annual inspections. The board felt that is was not necessary at this point but if we have future problems then it might be warranted.

Commissioners Comments – none

Next Meeting date – January 20<sup>th</sup>, 2026 @ 5:15 PM.

Adjourn Meeting – Motion was made by J Kangas, supported by R Seid, to adjourn the meeting at 6:30 PM.

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| <br>_____<br>Chairperson | <u>JAN 20, 2026</u><br>_____<br>Date |
| <br>_____<br>Secretary   | <u>1/20/2026</u><br>_____<br>Date    |