

Ontonagon Village Housing Commission
Regular Meeting – Village Housing Community Room
5:15 PM, February 10th, 2026

Order of Business:

- 1) Pledge of Allegiance
- 2) Roll Call
- 3) Public Comment – 5 minutes per person
- 4) Approval of Agenda
- 5) Approval of Meeting Minutes January 20th, 2025
- 6) Reports
 - A. Financial Report
 - B. Executive Director's Report
 - C. Resident Advisory Committee Report
 - D. Additional Committee Report – None
- 7) Acknowledge/Approval of bills
- 8) Unfinished Business
- 9) New Business
 - A. Public Hearing
 - i. CFP Funding – PHA Plan
 - B. Electrical quote for Community room
 - C. SEMCO billing
- 10) Commissioners Comments
- 11) Announcements
- 12) Adjourn Meeting

Next regular meeting March 17th, 2026 @ 5:15 PM

Ontonagon Village Housing Commission
Regular Meeting 5:15 PM, Tuesday January 20th, 2026
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 January 20th, 2026. 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 – None.

Approval of Agenda – Motion was made by R Seid, supported by J Kangas, to approve the agenda as presented. All voting aye, motion carried.

Approval of Meeting Minutes – Motion was made by J Kangas, supported by R Seid, to approve the meeting minutes from December 16st as presented. All voting aye, motion carried.

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

Executive Directors Report –

- Still waiting to get the computers price and place the order.
- We were scheduled for a HUD inspection on the units for February 17th but I am on vacation and am waiting to hear if they can change the date or will do the inspection without my presence.
- The Christmas Party was attended by approx. 40 individuals. The meal provided by Syl's was good as always.
- The automatic door opener has been fixed and only cost us \$580 rather than the \$3200 quote to replace it.
- We had a RAC (Resident Advisory Committee) meeting to discuss the spending of 2026 Capital Funds with 4 residents attending. There were a few new ideas but the cost for them would come out of operation funds rather than Capital funds. One suggestion was to have two dumpsters. We would not get two dumpster but the cost of weekly pickup vs every other week would be from \$116.28 to \$200.22 plus the energy surcharges.
 - Discussion on changing the pickup from every other week to every week.

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

Unfinished Business - None

New Business.

- Motion was made by R Ernest, supported by J Kangas, to change the date of the February meeting from the 17th to the 10th due to the ED being gone, all aye, motion carried.
- It was requested that the Executive Director put a notice in the Ontonagon Herold letting the public know that we have a generator in case a long term power outage for anyone needing shelter. Also to let the fire department know we can serve as an emergency shelter if the power goes out.
- The ED presented the bid for the baseboard removal and new plugins installed in the community room. The board directed the ED to try to get additional bids for this work.

Commissioners Comments – none

Next Meeting date – February 10^h, 2026 @ 5:15 PM.

Adjourn Meeting – Motion was made by J Kangas, supported by R Seid, to adjourn the meeting at 5:40 PM.

Chairperson

Date

Secretary

Date

Financial Report As of January 31, 2026			
Financial Account balances			
Citizens State Bank - Checking	0.00%	\$65,209.03	Citizen
Citizen Security Deposit Trust acct	0.00%	\$19,237.00	
ICS Citizen Account	3.50%	\$816,368.54	
Miners Money Market	1.30%	\$52,714.16	
Total of financial accounts		\$953,528.73	
Capital Funds Available			
Capital Funds 2024		\$7,449.41	
Capital Funds 2025		\$25,770.30	
Total Capital funds available		\$33,219.71	
Total funds available		\$986,748.44	
Income			
Rent collected		\$25,690.91	\$27,987.83
Security & Pet deposit		\$711.00	
Storage sheds-Gazebo		\$100.00	
Excess utility charge		\$108.93	
Late fee/Bank charges		\$20.00	
Community room stamps		\$160.00	
		\$15.60	
Misc		\$73.24	20-washer damage, 15 key, 38.24 waste management
laundry Machines		\$630.00	
Pop Machine		\$258.25	Balance \$786.63
Snack Machine		\$219.90	Balance (\$1519.36)
Resident Advisory account			Balance \$176.57
Interest		\$2,480.69	
eLOCCS draw of Operating funds		\$7,122.00	
eLOCCS draw CFP 2024		\$0.00	
eLOCCS draw CFP 2025			
Total income		\$37,590.52	
Total Expenses		\$34,887.51	\$3,388 Generator, \$1098 IRA
Net Income		\$2,703.01	

Directors Report

- I will be on vacation the 16 to the 24th. Billy will be checking the answering machine for any work orders.
- The notice on the availability of the Community room during long term power outage was in the Herold
- We will be doing inspections Wednesday and Thursday this week. HUD will be inspecting March 2nd. We hope to find and fix any issue prior to them arriving
- Our waiting list is down to 7 of which most do not want to move in the winter. We have had/will have 3 openings in the past two months.
- There is some concern from the village about the application not allowing smokers. I have our lawyer looking it over.
- I have a small claims hearing on the 25th for some clothes left in the laundry room and an eviction hearing on March 3rd.

Bills for January 2026			
	<u>Expense to Acknowledged</u>	<u>Amount</u>	<u>Description of purchase</u>
Ck #			
echeck	Chase Ink-credit card	\$561.53	Matiral \$380, Postage \$156
Auto	ADP	\$32.48	payroll and tax service
Auto	Waste Management-Dumpster	\$136.21	dumpster
	Total	\$730.22	
	<u>Expenses to Approve</u>		
10152	VOID	\$0.00	
10155	Specialty Sales	\$168.66	
10156	Bay Auto Parts	\$315.82	Battery, wipers, oil
10157	Hancock Bottling	\$240.00	
10158	Ont Village Security Acct	\$825.00	quarterly balance of account
10159	Shervin Williams	\$407.60	8 gallons of paint
10160	Copper Country ISD	\$320.00	Computer maintenance
10161	906 Services	\$50.00	thaw out tractor
10162	Housing Authority Accounting	\$278.50	
10163	MHDA	\$100.00	Annual Membership
10164	Ontonagon Telephone	\$122.52	
10165	U Save Ace Hardware	\$135.92	
10167	Ontonagon Water Service	\$2,222.10	
10168	Carl Breese	\$100.00	plow when tractor froze up
10169	resident	\$55.00	refund of security deposit
10170	Chamber of Commerce	\$150.00	2026 annual membership
10171	VOID	\$0.00	
10172	Patriot Disposal	\$735.00	
10173	Wards Sales and Service	\$97.58	oil, filter and first time maintenance
echeck	Semco	\$24.69	
echeck	UPPCO	\$11,045.74	
	Total	\$17,394.13	
	<u>Employee Expense-Gross</u>		
10153	Karen Jackson	\$2,030.75	01/16/26 to 01/31/26 (77 hrs)
	Karen Jackson		1/01/26 to 1/15/26 ()
	Payroll taxes	\$155.35	for the month
10154	Billy Marks	\$2,355.60	01/16/26 to 01/31/26 (88 hrs, 4 OT)
	Billy Marks		/01/26 to 1/15/26 (88 hrs)
	Payroll taxes	\$180.20	for the month
	Total	\$4,721.91	
	Grand Total - Expenses	\$22,846.26	
	<u>Non-expense items</u>		
10166	Aflac	\$251.94	individual policy
	Total	\$251.94	

NORTHLAND ELECTRIC DS INC

P.O. BOX 155 - 108 WILCOX ROAD
WHITE PINE, MI 49971
TELEPHONE: 906/885-5526
FAX: 906/885-5182

PROPOSAL

Date: January 23, 2026

To: Karen - Village Housing

Work to be performed at: Village Housing

We hereby propose to furnish materials and perform the labor necessary for the completion of:

Remove (3) baseboard heaters and install (2) outlets on each wall

All material is guaranteed to be as specified, and the above work to be performed in accordance with any drawings and/or specifications submitted for the above work for the price of: **\$T & M Not to Exceed \$1500.00**

Price Includes:
*Demo baseboard heaters
*Install (2) outlets on three walls in conduit

Any alternations or deviations from above specifications involving extra costs will be executed only upon written approval and will become an extra charge over and above the proposal. All agreements are contingent upon accidents or delays beyond of control.

This proposal is valid for 30 days.

Respectfully submitted: _____
Dennis Husar, Vice President
Northland Electric DS Inc.

½ due before start of project, ¼ due after rough in inspection and remainder due after final inspection

15909 Mission Rd
PO BOX 32
BARAGA, MI 49908

Date	Estimate #
12/15/2025	1457

Ontonagon Housing Commission
100 Crane Court Cir.
Ontonagon, MI 49758

Item	Description	Total
Labor and Material	Contractor is pleased to quote the following electrical project for the Ontario Housing Commission: Remove electric baseboard heaters and install outlets in the community room. Our work includes: Remove power to electric baseboards in community room that are no longer in use. Remove electric baseboard heaters. Provide and install boxes and run 1/2" conduit new receptacles. Pull in wire and install 120 volt 15 amp outlets. R3 wire circuits to provide power to outlets.	28260.00

Abstract

The above prices, specifications and conditions are satisfactory and are hereby accepted.

Abstract

Web site: