

**Ontonagon Village Housing Commission  
Regular Meeting – Village Housing Community Room  
5:15 PM, June 23rd, 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 May 19th, 2026, and Annual Meeting of May 19<sup>th</sup>, 2026
- 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
  - ~~A. Executive Director Review~~
- 9) New Business
  - A. UPPCO ownership
  - B. Write off delinquent accounts
- 10) Commissioners Comments
- 11) Announcements
- 12) Adjourn Meeting  
Next regular meeting July 21<sup>st</sup>, 2026 @ 5:15 PM

Ontonagon Village Housing Commission  
Regular Meeting 5:15 PM, Tuesday May 19<sup>th</sup>, 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 5:17 PM by Board President Rich Ernest at the Ontonagon Housing Commission Office, Ontonagon MI on Tuesday May 19<sup>th</sup>, 2026. Present were Rich Ernest, Danielle Reath, Sylvia Lehto and Robert Seid. One position is currently vacant. Also present was Secretary Karen Jackson.

Public Comment – None.

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

Approval of Meeting Minutes – Motion was made by S Lehto, supported by D Reath, to approve the meeting minutes from April 21<sup>st</sup> as presented. All voting aye, motion carried.

Financial Report – Motion was made by D Reath, supported by S Lehto, to accept the financial reports as presented and place on file. All voting aye, motion carried.

Executive Directors Report –

- Billy is about half done with the mudding and painting the kitchens that were remodeled.
- I am close to getting all the paperwork done to have access to the CFP funds for 2026. First project will be the new medicine cabinets and ADA toilets for the remaining units that do not have them yet.
- We will need to approve the changes to the ACOP and the updated VAWA plan when I am finished with them.
- I have the flowers and dirt purchased for the flowerpots and they should be out by then end of this week.

Motion was made by R Seid, supported by S Lehto, 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 D Reath, to acknowledge and approve the Expenditure for the month of May, Aye – R Seid, D Reath, S Lehto and R Ernest. Nay-none, motion carried.

Unfinished Business –

- All of the board members have turned in the Executive Director evaluation, and they will be placed in the file

New Business.

- Motion was made by S Lehto, supported by R Ernest, to close the regular meeting at 5:25, all voting aye, motion carried
- Motion was made by D Reath, supported by S Lehto, to go into the Public Hearing, all voting aye, motion carried,

Public Hearing

- Budget
  - Questions on the garbage, Billy's wage, administrative contracts, Insurance, depreciation and PILOT payments were discussed. There is an error in Billy's wage which will be corrected.
- Procurement Policy
  - Concern about future ED handling contract under \$350,000 without a sealed bid. ED informed the board that under the current policy all contracts must come before the board for approval.
- Motion was made by R Seid, supported by S Lehto, to close the Public Hearing at 5:45, all voting aye, motion carried
- Motion was made by D Reath, supported by R Seid, to go back into regular session, all voting aye, motion carried.

New Business

- Motion was made by R Ernest, supported by D Reath, to approve Resolution 2026-07 - Approval of FY 2027 Budget. Aye - R Ernest, D Reath, S Lehto and R Seid, Nay - none, motion approved.
- Motion was made by D Reath, supported by S Lehto, to approve Resolution 2026-08 – Approval of Revised Procurement Policy. Aye – D Reath, S Lehto, R Seid and R Ernest, Nay – none, motion carried.
- Motion was made by R Seid, supported by S Lehto, to approve Resolution 2026-09 Disposal of Stove. Aye – R Seid, S Lehto, D Reath and R Ernest, Nay – none, motion carried.
- Motion was made by D Reath, supported by S Lehto, to revise the Smoking policy, Application, ACOP, and lease to allow individuals that smoke to apply for housing per HUD's guidance All voting aye, Motion carried.
- Motion was made by R Seid, supported by S Lehto, to take to low bid of NTE \$1,200 from Dusty Linder to remove two trees and stumps in the circle area. Aye – R Seid, S Lehto, D Reath and R Ernest, Nay – none, motion carried.
- Motion was made by S Lehto, supported by D Reath, to approve the purchase of Garbage Cans, a water cooler and gutter guards as requested by maintenance. Aye – S Lehto, D Reath, R Seid and R Ernest, Nay – none, motion carried.
- Motion was made by S Lehto, supported by D Reath, to purchase new garbage cans, a new water cooler and gutter guards as requested by maintenance from operations as CFP cannot be used for these items, Aye – S Lehto, D Reath R Seid and R Ernest, Nay – none, motion carried.

Commissioners Comments –.

Next Meeting date – June 16<sup>th</sup>, 2026 @ 5:15 PM.

Adjourn Meeting – Motion was made by D Reath, supported by R Ernest, to adjourn the meeting at 6:02 PM.

\_\_\_\_\_

Chairperson

\_\_\_\_\_

Date

\_\_\_\_\_

Secretary

\_\_\_\_\_

Date

Ontonagon Village Housing Commission  
Annual Meeting 6:05 PM, Tuesday May 19<sup>th</sup> 2026  
Ontonagon Village Housing Community Room

Roll Call – The Annual meeting of the Ontonagon Village Housing Commission was called to order at 6:05 PM by President Richard Ernest in the Ontonagon Housing Commission Office, Ontonagon MI on Tuesday May 19<sup>th</sup>, 2026. Present were Rich Ernest, Robert Seid, Sylvia Lehto and Danielle Reath. One position is vacant. Also present was Secretary Karen Jackson.

Public Comment – None

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

New Business

- R Seid nominated Rich Ernest for President for a one-year term, supported by S Lehto. All voted aye, motion carried.
- D Reath nominated Robert Seid for Vice President for a one-year term, supported by S Lehto. All voting aye, motion carried.
- Motion was made by S Lehto, supported by D Reath, to continue with dates and times of regular meeting which are the third Tuesday of the month at 5:15 PM, All voting aye, motion carried.
- Motion made by D Reath, supported by S Lehto, to authorize the President Richard Ernest, Executive Director Karen Jackson and Vice President Robert Seid to have the authority to sign check and other documents as may be required. All voting aye, motion carried
- Motion made by R Seid, supported by D Reath, to approval the use of the Citizen State Bank of Ontonagon MI and Miners State Bank of Ontonagon MI as the financial Institution to be used by the Ontonagon Village Housing Commission. All voting aye, motion carried.

Adjourn Meeting – Motion made by D Reath, supported by S Lehto, to adjourn the meeting at 6:08 PM.

Chairperson	Date
Secretary	Date

<b>Financial Report As of May 31, 2026</b>			
<b>Financial Account balances</b>			
Citizens State Bank - Checking	0.00%	\$65,628.42	
Citizen Security Deposit Trust acct	0.00%	\$20,062.00	
ICS Citizen Account	3.50%	\$825,816.03	
Miners Money Market	1.30%	\$52,938.08	
<b>Total of financial accounts</b>		<b>\$964,444.53</b>	
<b>Capital Funds Available</b>			
CFP funds 2026		\$143,827.00	
<b>Total Capital funds available</b>		<b>\$143,827.00</b>	
<b>Total funds available</b>		<b>\$1,108,271.53</b>	
<b>Income</b>			
Rent collected		\$25,908.00	\$27,709.30
Security & Pet deposit		\$241.00	
Storage sheds-Gazebo		\$90.00	
Excess utility charge		\$143.77	
Late fee/Bank charges		\$0.00	
Community room		\$80.00	
stamps		\$4.75	
Misc		\$20.00	\$15 damage
laundry Machines		\$575.75	
Pop Machine		\$304.78	Balance \$1030.94
Snack Machine		\$341.25	Balance (\$1232.73)
Resident Advisory account			Balance \$176.57
interest		\$2,508.96	
eLOCCS draw of Operating funds			
		\$6,344.00	
<b>Total income</b>		<b>\$36,562.26</b>	
<b>Total Expenses</b>		<b>\$41,743.67</b>	\$3,357 to fix Pickup, \$15,020 final payment to Burke Construction \$3,000 HDS contract, \$2,122 billy longevity
<b>Net Income</b>		<b>-\$5,181.41</b>	

## Director Report June 2026

- No residents showed any interest in the opening on the board. I did have a resident that said she would do it if no one else was interested.
- The resident picnic will be on July 15th at 4:00. The board and a guest is welcome to attend
- Having an issue with the electrical on the new water cooler. I have called an electrician to look at it but has not been able to get here otherwise it is installed.

<b>Bills for June 2026</b>		
<u>Expense to Acknowledged</u>	<u>Amount</u>	<u>Description of purchase</u>
Ck #		
echeck	Chase Ink-credit card	\$944.48 \$129 thresholds, \$60 cabinet pulls, \$102 liquid nails,
Auto	ADP	\$64.96
Auto	Waste Management-Dumpster	\$140.05
Auto	Semco	\$24.79
	<b>Total</b>	<b>\$1,174.28</b>
	<b>Expenses to Approve</b>	
10252	MI Municipal League Workers Comp	\$1,803.00 7/1-7/12/2027
10253	VOID	
10256	906 service	\$36.72 fix tire on lawn mower
10257	Patriot Disposal	\$735.00
10260	LandlordLocks	\$19.80 new keys
10261	Kevin Rautiola	\$225.00 install water cooler
10262	906 service	\$292.95 fix lawn mower, new belt, blades and chute
10263	Krist Oil	\$193.21
10264	JF Ahern Co	\$89.70 fire Ext inspection
10265	Hancock Bottling	\$272.00
10266	U Save Ace Hardware	\$445.97
10267	Housing Authority Accounting	\$256.20
10268	Bay Auto	\$123.75
10269	Ontonagon Telephone	\$121.59
10270	Specialty Sales	\$171.51
10271	Ontonagon Water Service	\$2,096.65
echeck	UPPCO	\$5,041.40
	<b>Total</b>	<b>\$11,924.45</b>
	<b>Employee Expense-Gross</b>	
10251	Karen Jackson	\$1,857.00 5/16/26 to 5/31/26 (70 hrs)
10255	Karen Jackson	\$1,511.00 06/01/26 to 6/15/26 (56 hrs)
	Payroll taxes	\$115.59 for the month
10250	Billy Marks	\$2,042.00 5/16/26 to 5/31/26 (80 hrs)
10254	Billy Marks	\$2,221.20 6/01/26 to 6/15/26 (88 hrs)
	Payroll taxes	\$169.92 for the month
	<b>Total</b>	<b>\$6,059.71</b>
	<b>Grand Total - Expenses</b>	<b>\$19,158.44</b>
	<b>Non-expense items</b>	
10258	Aflac	\$251.94 individual policy
	<b>Total</b>	<b>\$251.94</b>



Ontonagon Village Housing Commission  
**Ledger History Report**  
 Public Housing: May 2026 -- June 2026

**P-002-0002-12 Osmond, Joseph E.**      **102 Fred Glaser Court, Ontonagon, MI 49953**      **Current Monthly Charge: \$0.00**  
 Movein: 12/20/2014 -- End Participation: 03/23/2026  
 Security Due: \$0.00 : Pet Due: \$0.00

Date	Code	Description	Refer #	Rent	Retro	Utility	Other	Repay	Total A/R	Security	Pet
<b>May 2026</b>											
		Balance Forward		1901.00	0.00	90.85	-347.74	0.00	1644.11	0.00	0.00
05/01	03	Utility Charges	001350			3.34			3.34		
05/05	21-01	Payment On Account	015192			-15.00			-15.00		
		Ending Balance		1901.00	0.00	79.19	-347.74	0.00	1632.45	0.00	0.00
<b>June 2026</b>											
		Ending Balance		1901.00	0.00	79.19	-347.74	0.00	1632.45	0.00	0.00