

A regular meeting of the Taylor Housing Commission was held on Thursday, February 23, 2023 at 8:15 am, at the Maplewood Manor of Taylor. Fred Miller called the meeting to order at 8:20 a.m.

Present:, Fred Miller, Mike Cleaver and Jim Corbin

Excused: Michelle Alford and Laurie Trueblood

Also Present: Joe Couvreur (P,C,K) and John Carter

Motion by Cleaver supported by Corbin

Resolved: Acceptance of agenda

Unanimously carried

1.1-23

Motion by Cleaver supported by Corbin

Resolved: Acceptance of the minutes of the Meeting held December 8, 2022

Unanimously carried

1.2-23

Motion by Cleaver supported by Corbin

Resolved: Approve pay vouchers from December 1, 2022 through January 31, 2023 for the Maplewood Manor of Taylor, LLC.

Unanimously carried

1.3-23

Motion by Corbin supported by Cleaver

Resolved: Approve pay vouchers from December 1, 2022 through January 31, 2023 for the Taylor Housing Commission

Unanimously carried

1.4-23

Motion by Corbin supported by Cleaver

Resolved: Receive and file written report from the Property Manager of Maplewood Manor, regarding current level of occupancy.

Unanimously carried

1.5-23

Motion by Cleaver supported by Corbin

Resolved: Receive and file written report from the Manger of the HCV Program

Unanimously carried

1.6-23

Motion by Cleaver supported by Corbin

Resolved: Approve the 2023 Meeting schedule of the Taylor Housing Commission

Motion by Cleaver supported by Corbin

Resolved: Authorize E.D. to invest \$250,000, from reserves, to a new short term PNC CD, with 3.20% rate

1.10-2023

Old Business: N/A

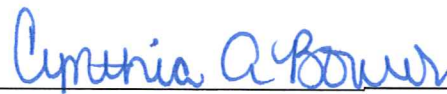
Director Communications: E.D. updated the Commissioners on the status of existing projects (boiler replacement and generator), and updated Commissioners on the status of repairs, following the storm damage, during the 2022 holiday season.

Public Comment: Janet Genoff asked the commissioners why management never has meetings with residents. E.D. explained that historically management only met with residents during Resident Council meetings, and during special meetings (such as pest control education/eradication meetings). E.D. also reminded Janet that management is always willing to hear from residents, and maintain an open door policy.

Adjournment @ 10:09 a.m.



FREDERICK D. MILLER, CHAIRMAN



Cynthia A. Bower, CITY CLERK

A regular meeting of the Taylor Housing Commission was held on Thursday, April 27, 2023 at 8:15 am, at the Maplewood Manor of Taylor. Laurie Trueblood called the meeting to order at 8:25 a.m.

Present: Laurie Trueblood, Michelle Alford, Mike Cleaver and Jim Corbin

Excused: Fred Miller

Also Present: Joe Couvreur (Corporation Counsel) and John Carter

Motion by Cleaver supported by Corbin

Resolved: Acceptance of agenda

Unanimously carried

4.19-23

Motion by Cleaver supported by Corbin

Resolved: Acceptance of the minutes of the Meeting held March 23, 2023

Unanimously carried

4.20-23

Motion by Corbin supported by Cleaver

Resolved: Approve pay vouchers from March 1, 2023 through March 31, 2023 for the Maplewood Manor of Taylor, LLC.

Unanimously carried

4.21-23

Motion by Corbin supported by Cleaver

Resolved: Approve pay vouchers from March 1, 2023 through March 31, 2023 for the Taylor Housing Commission

Unanimously carried

4.22-23

Motion by Corbin supported by Cleaver

Resolved: Receive and file written report from the Property Manager of Maplewood Manor, regarding current level of occupancy.

Unanimously carried

4.23-23

Motion by Cleaver supported by Corbin

Resolved: Receive and file written report from the Manger of the HCV Program

Unanimously carried

4.24-23

Motion by Alford supported by Cleaver

Resolved: Approve E.D. to accept bids to replace roof panels/facade

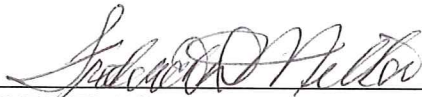
Resident/Tenant Concerns: E.D. reported to Commissioners concerning the tenant meeting held at Maplewood Manor on Tuesday April 18, 2023

Director Communications: E.D. updated the Commissioners on the status of repairs, following the storm damage, during the 2022 holiday season. E.D. updated the Commissioners as to the progress of the Generator replacement project

Old Business

Public Comment: No members of the public were present

Adjournment @ 9:32 a.m.



FREDERICK D. MILLER, CHAIRMAN



Cynthia A. Bower, CITY CLERK

A regular meeting of the Taylor Housing Commission was held on Thursday, June 22, 2023 at 8:15 am, at the Maplewood Manor of Taylor. Fred Miller called the meeting to order at 8:18 a.m.

Present: Fred Miller, Laurie Trueblood, Michelle Alford, Mike Cleaver and Jim Corbin
Also Present: Joe Couvreur (Corporation Counsel) and John Carter

Motion by Cleaver supported by Alford

Resolved: Acceptance of agenda

Unanimously carried

6.27-23

Motion by Trueblood supported by Alford

Resolved: Acceptance of the minutes of the Meeting held April 27, 2023

Unanimously carried

6.28-23

Motion by Alford supported by Corbin

Resolved: Approve pay vouchers from April 1, 2023 through May 31, 2023 for the Maplewood Manor of Taylor, LLC.

Unanimously carried

6.29-23

Motion by Cleaver supported by Alford

Resolved: Approve pay vouchers from April 1, 2023 through May 31, 2023 for the Taylor Housing Commission

Unanimously carried

6.30-23

Motion by Alford supported by Trueblood

Resolved: Receive and file written report from the Property Manager of Maplewood Manor, regarding current level of occupancy.

Unanimously carried

6.32-23

Motion by Alford supported by Trueblood

Resolved: Receive and file written report from the Manger of the HCV Program

Unanimously carried

6.33-23

Motion by Trueblood supported by Alford

Resolved: Approve revision of Employee Handbook, to include Juneteenth (June 19th) as a National holiday observed by the Taylor Housing Commission

Resident/Tenant Concerns: E.D. informed the commission that the Management/Tenant monthly meetings continue to be productive, and the residents seem to be pleased with these meetings.

Director Communications: E.D. updated the Commissioners on the status of repairs, following the storm damage, during the 2022 holiday season. E.D. updated the Commissioners as to the progress of the Generator replacement project and the roof panel replacement project

Old Business

Public Comment: No members of the public were present

Adjournment @ 9:12 a.m.



FREDERICK D. MILLER, CHAIRMAN



Cynthia A. Bower, CITY CLERK

A regular meeting of the Taylor Housing Commission was held on Thursday, July 27, 2023 at 8:15 am, at the Maplewood Manor of Taylor. Fred Miller called the meeting to order at 8:22 a.m.

Present: Fred Miller, Michelle Alford and Mike Cleaver

Excused: Laurie Trueblood and Jim Corbin

Also Present: Joe Couvreur (Corporation Counsel) and John Carter

Motion by Cleaver supported by Alford

Resolved: Acceptance of agenda

Unanimously carried

7.36-23

Motion by Cleaver supported by Alford

Resolved: Acceptance of the minutes of the Meeting held June 22, 2023

Unanimously carried

7.37-23

Motion by Alford supported by Cleaver

Resolved: Approve pay vouchers from June 1, 2023 through June 30, 2023 for the Maplewood Manor of Taylor, LLC.

Unanimously carried

7.38-23

Motion by Alford supported by Cleaver

Resolved: Approve pay vouchers from June 1, 2023 through June 30, 2023 for the Taylor Housing Commission

Unanimously carried

7.39-23

Motion by Cleaver supported by Alford

Resolved: Receive and file written report from the Property Manager of Maplewood Manor, regarding current level of occupancy.

Unanimously carried

7.40-23

Motion by Alford supported by Cleaver

Resolved: Receive and file written report from the Manger of the HCV Program

Unanimously carried

7.41-23

Motion by Cleaver to approve E.D. to solicit bids for replacement of generator fuel cell
Motion Failed

Resident/Tenant Concerns: N/A

Director Communications: E.D. updated the Commissioners on the status of ongoing projects: Generator and roof panels. E.D. also updated Commissioners to the current status of property insurance procurement


Old Business: N/A

Public Comment: No members of the public were present

Adjournment @ 10:01 a.m.



FREDERICK D. MILLER, CHAIRMAN



Cynthia A. Bower, CITY CLERK

A regular meeting of the Taylor Housing Commission was held on Thursday, August 24, 2023 at 8:15 am, at the Maplewood Manor of Taylor. Fred Miller called the meeting to order at 8:25 a.m.

Present: Fred Miller, Laurie Trueblood, Mike Cleaver and Jim Corbin

Excused: Michelle Alford

Also Present: Joe Couvreur (Corporation Counsel) and John Carter

Motion by Trueblood supported by Cleaver

Resolved: Acceptance of agenda

Unanimously carried

8.44-23

Motion by Cleaver supported by Trueblood

Resolved: Acceptance of the minutes of the Meeting held July 31, 2023

Unanimously carried

8.45-23

Motion by Trueblood supported by Cleaver

Resolved: Approve pay vouchers from July 1, 2023 through July 31, 2023 for the Maplewood Manor of Taylor, LLC.

Unanimously carried

8.46-23

Motion by Trueblood supported by Cleaver

Resolved: Approve pay vouchers from July 1, 2023 through July 31, 2023 for the Taylor Housing Commission

Unanimously carried

8.47-23

Motion by Cleaver supported by Trueblood

Resolved: Receive and file written report from the Property Manager of Maplewood Manor, regarding current level of occupancy.

Unanimously carried

8.48-23

Motion by Corbin supported by Cleaver

Resolved: Receive and file written report from the Manger of the HCV Program

Unanimously carried

8.49-23

Motion by Cleaver supported by Corbin

Resolved: Approve Utility Allowance Schedule for 2023

8.50-23

Resident/Tenant Concerns: Commissioner Corbin informed the Commissioners of the July meeting of Commissioners Alford and Corbin, with Thurman Poelinitz. Commissioner Corbin suggested that he believes that all tenant concerns have been addressed and resolved.

Director Communications: E.D. updated the Commissioners on the status of ongoing projects: Generator and roof panels.

Old Business: N/A

Public Comment: No members of the public were present

Adjournment @ 9:29 a.m.



FREDERICK D. MILLER, CHAIRMAN



Cynthia A. Bower, CITY CLERK