Boyne City Housing Commission Regular Meeting
Location: Litzenburger Place, 829 S. Park Street, Boyne City, MI 49712
Date: July 30, 2026   Time: 8:00 a.m.

1. Call to Order and Roll Call
The meeting was called to order by President Hasse at 8:00 a.m.
Present: Commissioner Hasse, Commissioner Schnell, Commissioner Neidhamer, Commissioner Gardner
Absent (excused): None   Absent (unexcused): None
Others Present: Bethany Hedgepath, Executive Director; BCHC staff; members of the public.

2. Citizen Comments
A public comment period was held. Comments were received regarding the proposed Earl Street and Morgan Street housing development. Speakers were limited to three minutes each, and the Commission accepted comments without response.

3. Review and Acceptance of Agenda for Additions or Changes
Motion: Gardner moved to accept the agenda as presented.
Support: Neidhamer
Vote: Motion carried 4-0.

4. Minutes
a. Record of Failed Quorum Meeting Minutes - April 23, 2026
b. Regular Meeting - May 28, 2026
c. Resolutions of the May 28, 2026 Meeting
Motion: Schnell moved to approve the April 23, 2026 record of failed quorum meeting minutes, the May 28, 2026 regular meeting minutes, and the resolutions of the May 28, 2026 meeting as presented.
Support: Gardner
Vote: Motion carried 4-0.

5. Ratification of Transaction Detail - May 26, 2026 through July 25, 2026
The transaction detail was reviewed (Low Rent, Security Deposit, Voucher, and Development).
Motion: Gardner moved to ratify the transaction detail as presented.
Support: Schnell
Vote: Motion carried 4-0.

6. Cash Flow Reports
The cash flow reports were reviewed (Low Rent, Security Deposit, Voucher, and Development). No Board action taken.

7. Financial Reports - June 2026
The June 2026 financial reports were reviewed (Low Rent, Voucher, and Development).
Motion: Schnell moved to accept the June 2026 financial reports as presented.
Support: Neidhamer
Vote: Motion carried 4-0.

8. Executive Director Report
The Executive Director presented a written report. No Board action taken.

9. Old Business
a. Executive Director Contract Sample - Discussion
A sample Executive Director contract was provided and discussed. The board asked that other Director contracts are gathered for examples. No Board action taken but put on future meeting.

b. Personnel Policy
The Commission considered the updated BCHC Personnel Policy, which had been reviewed by legal counsel.
Motion: Gardner moved to adopt Resolution No. 2026-07-30-01, adopting the updated BCHC Personnel Policy effective August 1, 2026.
Support: Schnell
Vote: Motion carried 4-0 (roll call: 4 ayes, 0 nays, 0 absent).

10. New Business
a. Property Insurance Renewal
The property insurance renewal was reviewed and discussed. No Board action taken.

11. Good of the Order
None.

12. Next Regular Board Meeting
August 27, 2026.

13. Adjourn
Motion: Gardner moved to adjourn.
Support: Schnell
Vote: Motion carried 4-0.

There being no further business, the meeting was adjourned at 10:14 a.m.

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Bethany Hedgepath-Executive Director
Recording Secretary

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Julie Hasse
Board President