

Emmet County Housing Council

A meeting of the Emmet County Housing Council was held on April 6, 2011 at 10:00 a.m. in the Board of Commissioners room.

Council members present: Les Atchison
George Booth, Vice-Chairman
John Murphy, Chairman

Excused absence Mark Ashley, Secretary
Martin Van Berlo

Staff present: Cynthia Van Allen, Finance Director

Third party administrators: Jonathan Scheel, Northwest Michigan Community Action Agency
Sarah Hartman, Northwest Michigan Community Action Agency
Cathy Odom, Northwest Michigan Community Action Agency

Guests: Deborah Brinks
Kevin Wilcox, Jordan Construction
Larry Trumble, Jordan Construction

The Council members approved the agenda.

The Council members reviewed and approved the minutes of the February 2, 2011 meeting.

Dispute Resolution - Deborah Brinks and Jordan Construction:

*** Mr. Scheel's introduction:

This project was an emergency roof repair, original contract awarded for \$6,482.00
There were change orders for addition of insulation and OSB sheathing plus interior
trim bringing the job cost to \$9,609.00
Jordan Construction has been paid \$6,609.00, \$3,000.00 is still outstanding

The job was started in November in spite of the weather at Ms. Brink's request in order to stop the leaking being experienced

The home is an older structure

Ms. Brinks signed the contract which indicated that the roof would be re-shingled and Jordan Construction would be the contractor

Ms. Brinks signed the change orders

It is believed that all the disputed items are aesthetic rather than safety or structural issues

*** Ms. Brink's stated:

The waves still in the roof indicate a poor job

She expected to have an entirely new roof installed

She would have preferred another contractor

The contractors smoked in her home and used her bathroom

There are wires in the wrong place

The bedroom base boards were destroyed

The contractors did not clean up properly

Dangerous glue was used

Flashing and drip edges were bent by contractors' ladders

There was damage to the painted hardwood floors, the bedroom door knobs, the stairway tread and light fixtures

The drywall was imperfectly installed and primed

She did not want the shingling done in November/December

The contractors destroyed the front entrance carpet

*** Mr. Wilcox, job site supervisor, spoke for Jordan Construction;

Ms. Brinks specifically indicated she wished the construction to proceed to correct the leaking around the chimney

There were already waves in the roof due to the shrinkage of the rafters, only a new roof would completely correct the problem

Removed four layers of shingles rather than the two anticipated

Used ½" sheeting to help with the waves, didn't use thicker due to weight

Ms. Brinks did not express her dissatisfaction with the job for three to four weeks

More walls were drywalled than the contract called for, they received standard screwing, mudding and priming - this was the first time he heard the complaint that the screws were "popping"

The glue used was a construction adhesive, there are no restriction about using it in an occupied house

Believes the damage to the painted floors, doors and tread were pre-existing, probably by her pets

Believes his crew would have admitted to breaking door knobs and lights, he did install new lights purchased by Ms. Brinks

There was a porta-john available for the crews' use

Explained that the cost of re-installing the base boards would be equivalent to installing new boards

No wires were added, deleted or changed during the project

Declined to speak to the bent flashing and drip edges because he had not previously heard this complaint

Explained that the base board was stored in the bedroom closet because they were told that it could not be stored on the porch, crew did clean closet subsequently

This was the first he heard of the front entrance carpet problem so couldn't speak to the problem

*** Mr. Scheel's summary:

Jordan Construction was willing to go through a project punch list with Ms. Brinks but she wouldn't arrange to let them in the house
There were issues mentioned today that had not previously been discussed

*** Mr. Murphy asked Ms. Brinks if Mr. Scheel and Jordan Construction could meet with her to discuss her punch list. Ms. Brinks stated that she would not let anyone from Jordan Construction back in her house, that she has corrected the problems that she listed for the Council.

*** Ms. Brinks indicated her willingness to sign the project completion documents and did so. Northwest Community Action Agency agreed to process the final check to Jordan Construction.

Public Comment:

*** None

A motion to adjourn was made and was unanimously approved.