



STATE OF MICHIGAN
DEPARTMENT OF HUMAN SERVICES
BUREAU OF CHILDREN AND ADULT LICENSING



JENNIFER M. GRANHOLM
GOVERNOR

ISMAEL AHMED
DIRECTOR

May 7, 2008

Deborah Modert
Gull Arbor Senior Living, Inc.
7788 E. DE
Richland, MI 49083

RE: Application #: AS390295180
Gull Arbor Senior Living, Inc.
7788 East "DE" Ave.
Richland, MI 49083

Dear Mrs. Modert:

Attached is the Original Licensing Study Report for the above referenced facility. The study has determined substantial compliance with applicable licensing statutes and administrative rules. Therefore, a temporary license with a maximum capacity of 6 is issued.

Please review the enclosed documentation for accuracy and feel free to contact me with any questions. In the event that I am not available and you need to speak to someone immediately, please feel free to contact the local office at (269) 337-5066.

Sincerely,

Donna Konopka, Licensing Consultant
Bureau of Children and Adult Licensing
322 E. Stockbridge Ave
Kalamazoo, MI 49001
(269) 337-5241

Enclosure

**MICHIGAN DEPARTMENT OF HUMAN SERVICES
BUREAU OF CHILDREN AND ADULT LICENSING
LICENSING STUDY REPORT**

I. IDENTIFYING INFORMATION

License #:	AS390295180
Applicant Name:	Gull Arbor Senior Living, Inc.
Applicant Address:	7788 E. DE Richland, MI 49083
Applicant Telephone #:	(269) 629-3178
Administrator/Licensee Designee:	Deborah Modert, Designee
Name of Facility:	Gull Arbor Senior Living, Inc.
Facility Address:	7788 East "DE" Ave. Richland, MI 49083
Facility Telephone #:	(269) 629-3178 03/18/2008
Application Date:	
Capacity:	6
Program Type:	AGED

II. METHODOLOGY

03/17/2008	Inspection Report Requested - Health Requested by consultant
03/18/2008	Enrollment
03/20/2008	Application Incomplete Letter Sent 1326 for Lou Modert
03/28/2008	Contact - Document Received 1326 for Lou Modert
04/01/2008	Application Complete/On-site Needed
04/01/2008	File Transferred To Field Office Kalamazoo
04/23/2008	Inspection Completed-Environmental Health: A
04/25/2008	Inspection Completed On-site
05/05/2008	Contact - Document Received Letter appointing Licensee Designee and Administrator received
05/06/2008	Inspection Completed-BFS Full Compliance

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

The facility is a single story brick frame building located in rural area at 7788 East DE Avenue in Richland Township. The home has 5 bedrooms on the main floor, 4 located at the south end of the home, and a suite with a bedroom, living room and private bath is located at the north end of the home. Each bedroom has adequate square footage for 2 residents, but only the middle room on the backside of the facility will be licensed for 2. Measurements of the rooms are on file. A bathroom is located in the hall on the south side of the facility for residents in those rooms. A half bath is located off the kitchen area. The facility has a large living room 2 dining room areas and a sun porch providing living space for all occupants of the home in excess of rules requirements.

The Licensee Designee/Administrator, Deborah Modert, and her husband, as well as a live-in staff currently reside in the lower level of the home. The furnace and hot water heater, which are combination of natural gas and electric, are located in the lower level.

The facility has private water and septic. The inspection report from the Kalamazoo Environmental Health Department gave the facility an "A" rating on 03/24/08. An "A" rating indicates substantial compliance with applicable environmental health safety issues.

The licensing consultant conducted a fire safety inspection on 03/14/08, and a final inspection on 04/25/08. The facility was found to be in substantial compliance with applicable fire safety rules. Inspection reports for the furnace and smoke detection system were submitted.

B. Program Description

Gull Arbor Senior Living, Inc. has identified the aged population, specifically individuals 50 years of age and over, as the program type they will provide to both males and females. Private pay residents are preferred. The licensee has submitted Admission, Discharge, Refund and Personnel policies to the Department and will follow them in the operation of the facility. Local transportation is available.

Gull Arbor Senior Living Inc. is a Domestic Profit Corporation that was incorporated on 03/05/08. Ms. Modert is the sole member of the corporation. Ms. Modert is the Licensee Designee and Administrator for Gull Arbor Senior Living, Inc. She has submitted documentation verifying she meets the qualifications of a Licensee Designee and Administrator. Prior to issuance of this small group home license, Ms. Modert has operated a family home at the same address for the past 8-½ years.

Gull Arbor Senior Living, Inc. has submitted financial information indicating substantial compliance with applicable rules. Deborah and Lou Modert own the facility.

The Licensing Record Clearance and Medical Clearance for Ms. Modert indicated substantial compliance with the applicable rules.

Ms. Modert and her husband reside in the facility, as does one live-in staff. Ms. Modert and shift staff provide for the personal care, supervision and protection of residents in the home. Ms. Modert will be responsible for the training and for documenting the qualifications of all direct care staff. Ms. Modert has purchased the Tool Box Training Program and will be using it to train all staff. A minimum of 1:6 staffing ratio will be maintained at all times that residents are in the facility.

Ms. Modert was provided with all the required forms to permit compliance with the rules. The licensing materials were reviewed with Ms. Modert. Resident Rights forms were provided to Ms. Modert and they will be reviewed with each admission to the facility. The rules related to conducting background checks on employees were reviewed with Ms. Modert, but she was familiar with them through the operation of her adult foster care family home. She was provided information to contact the appropriate staff to get

set up to run background checks, as she will have a new licensee number with the opening of this facility.

IV. RECOMMENDATION

Based on the findings it is recommended that a temporary license be issued. The terms of the license will enable the licensee to operate an Adult Foster Care Small Group Home for 6 residents. The terms of the license will be for a six-month period effective 05/07/2008

Donna Konopka

05/06/08

Donna Konopka
Licensing Consultant

Date

Approved By:

Gregory V. Corrigan

05/07/2008

Gregory V. Corrigan
Area Manager

Date