



GRETCHEN WHITMER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
LANSING

MARLON I. BROWN, DPA  
DIRECTOR

October 24, 2024

Nancy Posey and Theresa Posey  
8470 Parshallville  
Fenton, MI 48430

RE: Application #: AS470412468  
**Posey's 2**  
**8422 E. Allen Rd.**  
**Fenton, MI 48430**

Dear Nancy Posey and Theresa Posey:

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 contact me with any questions. In the event that I am not available and you need to speak to someone immediately, please contact the local office at (517) 284-9730.

Sincerely,

A handwritten signature in cursive script that reads "Julie Elkins".

Julie Elkins, Licensing Consultant  
Bureau of Community and Health Systems  
611 W. Ottawa Street  
P.O. Box 30664  
Lansing, MI 48909

enclosure

**MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
BUREAU OF COMMUNITY AND HEALTH SYSTEMS  
LICENSING STUDY REPORT**

**I. IDENTIFYING INFORMATION**

<b>License #:</b>	AS470412468
<b>Licensee Name:</b>	Nancy Posey and Theresa Posey
<b>Licensee Address:</b>	8470 Parshallville Fenton, MI 48430
<b>Licensee Telephone #:</b>	(810) 632-7760
<b>Licensee:</b>	Nancy Posey and Theresa Posey
<b>Administrator:</b>	Nancy Posey
<b>Name of Facility:</b>	Posey's 2
<b>Facility Address:</b>	8422 E. Allen Rd. Fenton, MI 48430
<b>Facility Telephone #:</b>	(810) 869-3556
<b>Application Date:</b>	04/26/2022
<b>Capacity:</b>	6
<b>Program Type:</b>	AGED

## II. METHODOLOGY

04/26/2022	On-Line Enrollment.
06/02/2022	PSOR on Address Completed.
06/03/2022	Application Incomplete Letter Sent Sent AFC 100. 1326, RI-030 for Nancy & RI-030 & 1326 for Theresa.
07/20/2022	Inspection Report Requested – Health Invoice No : 1032827.
08/05/2022	File Transferred to Field Office.
08/08/2022	Application Incomplete Letter Sent.
08/17/2023	Contact - Document Sent email to LD NP and TP about documents needed for licensure.
02/09/2024	Contact - Document Sent Application incomplete letter sent.
02/09/2024	Inspection Report Requested - Health Added on behalf of consultant after PC issues caused no access to BITS K.L. 2/12/24.
02/14/2024	Inspection Completed-Env. Health: A.
02/16/2024	Contact - Document Received.
02/19/2024	Contact - Document Received.
02/21/2024	Contact - Document Received.
03/22/2024	Contact - Document Sent documents still needed.
03/31/2024	Contact - Document Received.
04/01/2024	Contact - Document Received.
05/08/2024	Contact - Document Received.
08/14/2024	Inspection Completed-BCAL Sub. Compliance.
09/06/2024	Contact - Document Received Bathroom Pictures/updates completed.
09/11/2024	Contact - Document Received Theresa physical and furnace inspection.

09/27/2024	Contact - Document Received electrical inspection.
10/14/2024	Contact – Document Sent.
10/16/2024	Contact – Document Received.
10/18/2024	Contact – Document Sent.
10/23/2024	Contact – Document Sent.
10/23/2024	Contact – Document Received.
10/23/2024	Inspection Completed On-site full compliance.

### III. DESCRIPTION OF FINDINGS & CONCLUSIONS

#### A. Physical Description of Facility

The facility is a ranch-style home that was built in 1974 with vinyl siding located in Fenton, MI on an over a 4-acre lot. The facility is on a dirt road and has a paved driveway that provides ample parking for visitors and staff. The facility has a detached garage that had made been made into a finished space for families to gather and visit. There is a large deck attached to the rear of the facility which has a sitting area and a wheelchair ramp that exits onto the paved driveway. The deck has handrails on all open sides. The two other exit doors are at grade and therefore do not require a wheelchair ramp.

Fenton is a city in the U.S. state of Michigan that lies mostly in Genesee County, with small portions in neighboring Oakland and Livingston counties. The facility is located in Livingston county and US Highway 23 runs north and south through the west side of the city as a freeway. Fenton and Hartland which is a neighboring city has shopping, restaurants, a library, post office and movie theater for entertainment.

The main level of the facility consists of a living room, dining room/kitchen, one full bathroom, three half bathrooms and four resident bedrooms. The facility does not have a basement. The facility’s furnace and hot water heater are located in a utility room off the kitchen which has a solid wood core door that is equipped with an automatic self-closing device and positive-latching hardware. The facility is equipped with central air conditioning and a full facility generator. All smoke detectors are hard-wired into the structure’s electrical system and are located in all sleeping areas, kitchen, and living areas. The resident bedrooms, living and activity areas measured as follows:

Bedroom #1	14’03” X 11’05”	162.69 square feet	2 residents
Bedroom #2	11’06” X 14’05”	165.79 square feet	2 residents
Bedroom #3	10’08” X 11’06”	122.67 square feet	1 resident

Bedroom #4	9'11" X 11'05"	113.22 square feet	1 resident
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The indoor living and dining areas measures over 1,600 square feet of living space. This exceeds the minimum of 35 square feet per occupant requirement. The facility does not have a basement. Laundry appliances are not regularly accessed by the residents. Residents do not do their own laundry but may aid in folding clothes should their assessment plan indicate this is appropriate. Based on the above information, this facility can accommodate six residents.

The facility is equipped with an interconnected, hardwired smoke detection system with battery back-up, which was installed by a licensed electrician, is fully operational and was inspected on 09/12/2024 by HP electric LLC. The facility has a private water supply and private sewage disposal system. The Livingston County Health Department inspected the facility on and 2/14/2024 and the facility was determined to be in full compliance with applicable environmental health rules. The facility had a heating and cooling inspection completed on 11/14/2023 by SGI heating and cooling services and everything was found to be in good working order.

**B. Program Description**

The applicant intends to provide 24-hour supervision, protection, and personal care to six male and/or female residents who are aged and at least 60 years. The program will include opportunities to socialize with one another and direct care staff members through crafts, bingo, coloring, reading, puzzles, watching television and enjoying the outdoors. Family and friends are strongly encouraged to visit as often as possible with their loved one. The program will provide supportive services and health care assistance for residents in a family environment. The program offers visiting physicians, hospice care, home cooked meals, housekeeping, medication administration, recreational activities, and assistance with actives of daily living. The applicant intends to accept residents with private sources for payment.

Co-licensee Nancy Posey and co-licensee Theresa Posey submitted admission and discharge policies, program statement, refund policy, personnel policies, and standard procedures for the facility were reviewed and accepted as written.

If needed by residents, behavior interventions and specialized interventions will be identified in the assessment plans. These interventions shall be implemented only by staff trained in the intervention techniques.

The co-licensee Nancy Posey and co-licensee Theresa Posey will ensure transportation is available for program and medical needs. Facility direct care staff members will make provision for a variety of leisure and recreational equipment. It is the intent of this facility to utilize local community resources including libraries, local museums, shopping centers, local parks, recreational activities and planned resident outings as a source of entertainment.

Co-licensee Nancy Posey and co-licensee Theresa Posey in collaboration with facility direct care staff members will continually assess the resident and make changes as

necessary to meet the resident needs. If needed by residents, behavior interventions and specialized interventions will be identified in the assessment plans. These interventions shall be implemented only by direct care staff trained in the intervention techniques.

In addition to the above program elements, it is the intent of the applicant to utilize local community resources such as Tri-County Office on Aging for recreational activities as well as bringing in books from the local library for residents. The facility has board games, puzzles, and crafts as well. The program will utilize resources to provide an environment to enhance the quality of life of residents.

**C. Applicant and Administrator Qualifications:**

The applicant is co-licensee Nancy Posey and co-licensee Theresa Posey. The applicant submitted a financial statement and established an annual budget projecting expenses and income to demonstrate the financial capability to operate this adult foster care facility.

Co-licensee Nancy Posey and co-licensee Theresa Posey submitted documentation appointing Nancy Posey as administrator for this facility. Criminal history background checks were completed on both co-licensee Nancy Posey and co-licensee Theresa Posey and both were determined to be of good moral character to provide licensed adult foster care. Co-licensee Nancy Posey and co-licensee Theresa Posey submitted a statement from a physician documenting good health and current negative tuberculosis test results.

Co-licensee Nancy Posey and co-licensee Theresa Posey provided documentation to satisfy the qualifications and training requirements identified in the group home administrative rules. Nancy Posey began working with the aged population in 1981 when she opened a family home. Nancy Posey opened her first adult foster care group home in 1983 which served the aged and physically handicap populations. Currently, Nancy Posey is the co-licensee designee and/or administrator for 7 small/medium adult foster care group homes. Theresa Posey began working with the aged population and physically handicap populations in 1996 and has been an administrator and/ co-licensee designee for 7 other small/medium adult foster care group homes since.

Co-licensee Nancy Posey and co-licensee Theresa Posey one staff member per shift but will adjust the staff ratio as the number of residents grows and to ensure that the safety, supervision and care of the residents are met in accordance with the resident's written assessment plan. Staff members will be awake while on shift including midnight shift.

Co-licensee Nancy Posey and co-licensee Theresa Posey acknowledged that the staff-to-resident ratio may need to be increased in order to provide the level of supervision or personal care required by the residents due to changes in their behavioral, physical, or medical needs.

Co-licensee Nancy Posey and co-licensee Theresa Posey acknowledged an understanding of the qualifications, suitability, and training requirements for direct care staff prior to each person working in the facility in that capacity or being considered as part of the staff to resident ratio.

Co-licensee Nancy Posey and co-licensee Theresa Posey acknowledged an understanding of the responsibility to assess the good moral character of employees. Nancy Posey and Theresa Posey acknowledges the requirement for obtaining criminal record checks of employees and contractors who have regular, ongoing "direct access" to residents or resident information or both utilizing the Michigan Long Term Care Partnership website ([www.miltcpartnership.org](http://www.miltcpartnership.org)) and the related documents required to demonstrate compliance.

Co-licensee Nancy Posey and co-licensee Theresa Posey acknowledged the responsibility to obtain medical and training documentation and signatures that are to be completed prior to each direct care staff or volunteer working directly with residents. In addition, Nancy Posey and Theresa Posey acknowledged the responsibility to maintain all required documentation in each employee's record for each licensee, administrator, and direct care staff or volunteer and follow the retention schedule for those documents contained within each employee's record.

Co-licensee Nancy Posey and co-licensee Theresa Posey acknowledged an understanding of the administrative rules regarding medication procedures and assured that only those direct care staff that have received medication training and have been determined competent by the licensee Nancy Posey and Theresa Posey will administer medication to residents. In addition, Nancy Posey and Theresa Posey have indicated that resident medication will be stored in a locked cabinet and that daily medication logs will be maintained on each resident receiving medication.

Co-licensee Nancy Posey and co-licensee Theresa Posey acknowledged an understanding of the administrative rules regarding the admission criteria and procedural requirements for accepting a resident into the adult foster care home. Nancy Posey and Theresa Posey acknowledged the responsibility to obtain the required written assessment plan, resident care agreement, and health care appraisal forms and signatures that are to be completed prior to, or at the time of, each resident's admission to the home as well as updating and completing those forms and obtaining new signatures for each resident on an annual basis. Nancy Posey and Theresa Posey acknowledged the responsibility to maintain a current resident record on file in the home for each resident and follow the retention schedule for all the documents that are required to be maintained within each resident's file.

Co-licensee Nancy Posey and co-licensee Theresa Posey acknowledged the responsibility to obtain all required good moral character, medical, and training documentation and signatures that are to be completed prior to each direct care staff or volunteer working independently with residents. In addition, applicant Nancy Posey and Theresa Posey acknowledged the responsibility to maintain all required documentation

in each employee's record for each licensee designee, administrator, and direct care staff or volunteer and follow the retention schedule for those documents contained within each employee's record.

Co-licensee Nancy Posey and co-licensee Theresa Posey acknowledged an understanding of the administrative rules regarding the handling of resident funds and valuables and intends to comply. Applicant Nancy Posey and Theresa Posey acknowledged that a separate Resident Funds Part II BCAL-2319 form will be created for each resident in order to document the date and amount of the adult foster care service fee paid each month and all of the residents' personal money transactions that have been agreed to be managed by the applicant.

Co-licensee Nancy Posey and co-licensee Theresa Posey acknowledged an understanding of the administrative rules requiring that each resident be informed of their resident rights and provided with a copy of those rights. Nancy Posey and Theresa Posey indicated the intent to respect and safeguard these resident rights.

Co-licensee Nancy Posey and co-licensee Theresa Posey acknowledged an understanding of the administrative rules regarding the requirements for written and verbal reporting of incidents and accidents and the responsibility to conduct an immediate investigation of the cause.

Co-licensee Nancy Posey and co-licensee Theresa Posey acknowledged the responsibility to provide a written discharge notice to the appropriate parties when a 30-day or less than 30-day discharge is requested.

Co-licensee Nancy Posey and co-licensee Theresa Posey acknowledged that residents with mobility impairments will only reside on the main floor of the facility.

#### **D. Rule/Statutory Violations**

Compliance with the licensing act and administrative rules related to the physical plant has been determined. Compliance with administrative rules related to quality of care will be assessed during the temporary license period.



**IV. RECOMMENDATION**

I recommend issuance of a six-month temporary license to this adult foster care small group home with a capacity of 6 residents.

*Julie Elkins*

10/24/2024

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Julie Elkins  
Licensing Consultant

Date

Approved By:

*Dawn Timm*

10/24/2024

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Dawn N. Timm  
Area Manager

Date