



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

MARLON I. BROWN, DPA
DIRECTOR

February 7, 2025

Anita Anderson
4791 E Mt Garfield Rd.
Fruitport, MI 49417

RE: License #:	AS700415341
Investigation #:	2025A0356014
	Woodland Gardens Zeeland

Dear Ms. Anderson:

Attached is the Special Investigation Report for the above referenced facility. Due to the violations identified in the report, a written corrective action plan is required. The corrective action plan is due 15 days from the date of this letter and must include the following:

- How compliance with each rule will be achieved.
- Who is directly responsible for implementing the corrective action for each violation.
- Specific time frames for each violation as to when the correction will be completed or implemented.
- How continuing compliance will be maintained once compliance is achieved.
- The signature of the responsible party and a date.

If you desire technical assistance in addressing these issues, please contact me. In any event, the corrective action plan is due within 15 days. Failure to submit an acceptable corrective action plan will result in disciplinary action.

Please review the enclosed documentation for accuracy and contact me with any questions. If I am not available and you need to speak to someone immediately, please contact the local office at (616) 356-0100.

Sincerely,

A handwritten signature in black ink that reads "Elizabeth Elliott". The signature is written in a cursive style with a large, looping initial "E".

Elizabeth Elliott, Licensing Consultant
Bureau of Community and Health Systems
350 Ottawa, N.W.
Grand Rapids, MI 49503
(616) 901-0585

enclosure

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

I. IDENTIFYING INFORMATION

License #:	AS700415341
Investigation #:	2025A0356014
Complaint Receipt Date:	12/13/2024
Investigation Initiation Date:	12/13/2024
Report Due Date:	02/11/2025
Licensee Name:	Anita Anderson
Licensee Address:	2189 S 86th Ave Shelby, MI 49455
Licensee Telephone #:	(231) 571-8642
Administrator:	Stefan Bullerman
Licensee Designee:	Anita Anderson
Name of Facility:	Woodland Gardens Zeeland
Facility Address:	10334 Riley St Zeeland, MI 49464
Facility Telephone #:	(231) 760-3023
Original Issuance Date:	N/A
License Status:	Pending Enrollment
Effective Date:	01/11/2023
Expiration Date:	N/A
Capacity:	6
Program Type:	AGED

II. ALLEGATION(S)

	Violation Established?
The proposed administrator and member of the household/direct care worker Stefan Bullerman is not suitable to meet the needs of the occupants of this home.	Yes

III. METHODOLOGY

12/13/2024	Special Investigation Intake 2025A0356014
12/13/2024	Special Investigation Initiated - Telephone Jerry Hendrick, area manager, Rebecca Piccard, Licensing Consultant.
12/18/2024	Contact - Face to Face Rebecca Piccard, LARA.
12/18/2024	Contact - Document Received Det. D. Dewitt, reports, Ottawa Co. Sheriff's Office.
12/23/2024	Inspection Completed On-site
12/23/2024	Contact - Face to Face Occupants 2, 3, 4 and 5
01/21/2024	Contact-Document Received Whitehall Police report-R. Piccard, Licensing Consultant. Viewed pictures and videos.
01/22/2025	Contact-Document Sent Emily Fewless-Request for Ottawa County APS report info.
01/26/2025	Contact-Document Received Lorena Frederick, APS supervisor, Ottawa County, sent request to policy.
02/07/2025	Exit Conference-Anita Anderson, Licensee Designee, with Rebecca Piccard and Arlene Smith.

ALLEGATIONS: The proposed administrator and member of the household/direct care worker, Stefan Bullerman is not suitable to meet the needs of the occupants of this home.

INVESTIGATION: This home is in the process of being a licensed Adult Foster Care Small Group Home with a capacity for six residents. Stefan Bullerman is the live-in care giver at this home where there is a pending application. Inspections are completed, and the licensure of this home is pending however, based on police reports received and a meeting with Area Manager Jerry Hendrick, the opening of a suitability review on proposed administrator Stefan Bullerman was initiated. I completed an unlicensed investigation on 05/13/2024 after a complaint was filed based on an incident that occurred on 02/24/2024. The incident documented the following information: 'An occupant of the home was found on the side of the road, one mile from the home, laying in the grass. The elderly occupant was in a T-shirt and pants, and not appropriately dressed to be outside in cold weather. The complainant reported that occupant was unresponsive, confused, and slow to respond. The occupant was shivering, and his skin was pale in color. The occupant was examined by medical professionals and diagnosed with Hyperthermia. The complainant reported it is unknown how long the occupant was outside of the home, but it is suspected to be approximately 30 minutes to an hour. Staff at the home had no idea that the occupant was missing, and the occupant does not remember why he was outside and wandering.'

The applicant, Anita Anderson had already filed for a license, and the unlicensed investigation report substantiated the home was operating illegally as an adult foster care home. The recommendation was to close the complaint due to an application already being filed. Since the receipt of that application and the investigation and closure of the unlicensed investigation, there have been a series of events that occurred during this application process that have caused concern regarding Mr. Bullerman's ability to work in and act as the administrator for this proposed Adult Foster Care home. APS (Adult Protective Service) investigations have been conducted and a June 2024 APS investigation resulted in the arrest of Mr. Bullerman on 06/18/2024, with a charge of assault and a charge of vulnerable adult abuse-4th degree, based on an admission by Mr. Bullerman, of the physical assault of Occupant 1. Mr. Bullerman was arraigned on 06/18/2024 and both of those charges were plead down to "disturbing the peace." Mr. Bullerman was sentenced to 4 months of probation on 9/25/24 by Judge Knoll.

Mr. Bullerman moved out of this home, and into Woodland Gardens Whitehall, which is an unlicensed (application pending) home with the same owner. Recently, Mr. Bullerman moved back into this home and is currently living and caring for the occupants once again. Mr. Bullerman is the proposed administrator on the application submitted to the LARA BCHS (Licensing and Regulatory Affairs, Bureau of Community and Health Systems) system once this home is licensed.

On 12/18/2024, I received and reviewed the Ottawa County Sheriff's Office Police reports dated 05/15/2024, stemming from an incident that occurred between the dates of 04/14/2024-05/06/2024, investigated by Detective Tyler Kempema, Ottawa County Sheriff's Office. This report documented the following information. 'On 05/14/24 I was assigned a LEN for further investigation. When the LEN was

assigned to me it was attached to incident #24-04 14 0126. This case is a medical response involving (Occupant 1). I will be working to determine if this medical on 04/14/24 is related to injuries that were observed on the victim on 05/06/24. The allegations in the LEN indicated that (Occupant 1) is 91 years old and lives at an AFC home that is not licensed. (Occupant 1) is reported to be demented and is not oriented to person, place, or time. (Occupant 1) is reported to wander. The allegations go on to state that (Occupant 1) showed up to his 'day program' on 05/06/24 and had bruises on his lower left arm and left calf, had a blackened right eye, and had a skin tear and bruise on his lower left arm. The allegations state that (Occupant 1) was wet and soiled in stool from his belly button down to his pants and was not given a shower or a bath from 05/03/24-05/06/24. The allegations state that the AFC staff reported that (Occupant 1) tripped over a vacuum causing the injuries. There was reported concern that the AFC manager (Stefan Bullerman) has been heard saying that (Occupant 1) is driving him crazy and yells at (Occupant 1) all the time. The allegations state that Stefan has been heard telling (Occupant 1) "Get the fuck back in your room, I am done messing with you." HISTORY: I did locate multiple incidents associated to (Occupant 1) and the address of 10334 Riley St. in local police records. I found that (Occupant 1) has been found away from the residence on multiple occasions. The following cases involve incidents where (Occupant 1) walked away from the home: 24-02 24 0018, 24-01 27 0040, 23-12 22 0053, 23-10 11 0121, 23-07 27 0121, 23-07 25 0162.

CONTACT W/ APS:

On 05/15/24 I spoke with APS Worker Tyler Mihalatos who advised that he attempted an interview with victim (Occupant 1), but due to (Occupant 1's) advanced state of dementia he is unable to participate in an interview. According to APS, (Occupant 1) cannot recall an incident that would explain the origin of his injuries. Tyler advised that (Occupant 1) has a daughter who was identified as (Relative #1). Tyler advised that (Relative #1) has been given permission to place a surveillance camera in (Occupant 1's) bedroom. I advised Tyler that I would make attempts to speak with (Relative #1) and obtain any video that could be related to (Occupant 1's) injuries. I made arrangements to follow up with Tyler after we were able to speak with (Relative #1) about the video in (Occupant 1's) bedroom.

PHONE CONTACT W/ (Relative #1):

On 05/15/24 I spoke by phone with (Relative #1). (Relative #1) said she was aware of the recent allegations as she received a phone call from staff at (Occupant 1's) 'day program' and from staff at the AFC home. (Relative #1) said Mariah is the staff member from the AFC home who called her to advise of the injuries. (Relative #1) said Mariah told her that she took photos of (Occupant 1's) injuries. (Relative #1) said (Occupant 1) goes to his 'day program' at Evergreen Commons, Monday through Friday. (Relative #1) said she was given permission to put a camera in (Occupant 1's) bedroom. (Relative #1) said she would begin reviewing the footage to try and locate any incident that could be considered concerning or could explain (Occupant 1's) injuries. STATUS: Open. Pending investigation.'

On 12/18/2024, I received and reviewed Ottawa County Sheriff's Office Police report dated 06/18/2024 stemming from an incident that occurred on 05/22/2024, investigated by Detective Tyler Kempema, Ottawa County Sheriff's Office. This report documented the following information: 'Assault 2024-05 22 0058, RELATED CASE: 2024-04 14 0126. INFORMATION: This incident is an assault involving Stefan Bullerman who is a manager at an AFC home at 10334 Riley St. The victim is (Occupant 1) who resides at the AFC home. The investigation began after an APS LEN was received. The allegations indicated that (Occupant 1) has dementia and sustained concerning bruising / injury that was originally reported to have occurred from a fall over a vacuum. Contact was made with all parties involved including (Relative #1) who has a camera in (Occupant 1's) bedroom at the residence. (Relative #1) was able to locate multiple videos on or around 05/04/24 that indicated suspect Stefan Bullerman may have assaulted victim (Occupant 1) on that date. The videos show (Occupant 1) in his bedroom. Stefan is heard yelling and cursing at (Occupant 1) in some of the videos. One video in particular shows someone reach into (Occupant 1's) bedroom and pull him out by the neck and into the hallway. An interview with (Occupant 1) was attempted by APS but due to his advanced state of dementia no interview was able to be conducted. I interviewed Stefan Bullerman on 05/21/24 who acknowledged that on 05/04/24 he did reach into (Occupant 1's) bedroom and pulled (Occupant 1) out of the room. Stefan admitted to pushing (Occupant 1) up against the wall in the hallway. Stefan stated he did this out of lack of sleep, stress, and frustration as (Occupant 1) continues to activate his door alarm in the middle of the night. Mariah Hoogerhyde works and lives at the AFC home as well and after becoming aware of (Occupant 1's) injuries she took photos of the bruising around (Occupant 1's) eye, arm, and leg. Mariah did not witness an incident that would explain the cause of these injuries. Mariah said Stefan told her that (Occupant 1) fell over a vacuum. Mariah sent me the photos of the injuries and they are attached in DES under case 24-04 14 0126. The injuries that were documented on or about 05/09/24 may have been a result from the assault on 05/04/24 but at this time I cannot say this with certainty. (Occupant 1) has dementia and cannot recall the assault. Stefan admits to the assault but does not admit that the assault caused the documented injury. Mariah took photos of the injury approx. 4-5 days after the assault, but was not witness to the assault and cannot say how the obvious injuries were sustained.

INTERVIEW MARIAH HOOGERHYDE:

On May 21, 2024, I spoke with Mariah Hoogerhyde during my investigation at 10334 Riley Street. Mariah works at the home and lives at the home as well. Mariah is familiar with both the victim (Occupant 1) and the suspect, Stefan Bullerman. Mariah spoke about some history between Stefan and (Occupant 1) and indicated she has witnessed at least one past event where Stefan has put his hands on (Occupant 1). Mariah described how she observed Stefan grab (Occupant 1) with both hands and showed me how he would have grabbed (Occupant 1) by the shirt or clothing on either side of his chest. Mariah held her hands up in front of her and acted like she was clenching down on someone's shirt or clothing. Mariah said that was how she saw Stefan grab and hold (Occupant 1). Mariah said that she knows about an

incident where (Occupant 1) had staples in his head. Mariah said she was not present at the home when that event happened but said that Stefan told her that the staples occurred because he opened (Occupant 1's) door and (Occupant 1) fell back causing injury which caused (Occupant 1) to need staples in the back of his head. Mariah did say that there are times that she knows that Stefan will send (Occupant 1) to his room and will keep him in his room. Mariah said that Stefan will keep the door shut or pull the door shut so (Occupant 1) cannot get out of his room. Mariah said (Occupant 1) typically goes to bed early but has had a history of getting up during the night. Mariah said that she has noticed a pattern of Stefan not wanting to change (Occupant 1's) clothes or his adult diaper. Mariah said that she has been told about the incident where (Occupant 1) fell over the vacuum, but said that she was not present for that incident. Mariah said that she had been at the home and saw the vacuum bent over on the floor and asked Stefan about it. Mariah said Stefan told her that (Occupant 1) fell over the vacuum and told her about a bruise on (Occupant 1's) arm that he said was caused by this fall over the vacuum. Mariah said that (Occupant 1) goes to Evergreen Commons during the day, and they called saying they found several bruises on (Occupant 1's) body. Mariah said that these bruises were on (Occupant 1's) arm, leg, and eye. Mariah said that she does not know what happened or what caused these bruises, but said that when Evergreen Commons called, they were asking her what happened. Mariah said that she just told Evergreen commons that according to Stefan (Occupant 1) tripped over the vacuum and that may have been the reason, or according to Stefan is the reason or cause of these bruises. Mariah said that when (Occupant 1) got home, she took pictures of these bruises. Mariah indicated that the pictures that have been circulated around between Adult Protective Services and (Relative #1) were taken by her after (Occupant 1) returned home from Evergreen Commons. This would have been on or about May 9, 2024. Mariah again said that she did not witness any of the events that would have caused the bruises. Mariah did say that (Occupant 1) falls regularly, but did share her speculation about the bruising being caused by some of these falls, especially the alleged fall over the vacuum. Mariah said that she has seen Stefan be physical with (Occupant 1) at least one time in the past when he grabbed (Occupant1) by the shirt. Mariah was provided with my contact information and was asked to call me with any further information. Mariah agreed to send me the pictures that she took of (Occupant 1's) injuries.

CONTACT W/ RON LANGFORD:

On 05/21/24 I made contact at 10334 Riley St. which is an AFC home owned by Ron Langford. While I was at the home Ron arrived, and I spoke with him along with APS worker Tyler Mihalatos. We informed Ron of the allegations. Ron advised he would be willing to take any necessary action and would be providing training for Stefan Bullerman. Ron advised that he was also in the process of placing cameras in all common spaces in the home. Ron was also referred to speak with the victim's daughter about the allegations and about future plans for victim Robert Hafler.
STATUS: Open.

INTERVIEW STEFAN BULLERMAN:

On 5/21/2024, I went to the address of 10334 Riley Street with APS worker Tyler Mihalatos. Tyler and I went to that residence to continue this investigation and to attempt to make contact with Stefan. When we arrived at the residence, we found Stefan sitting outside in the garage smoking a cigarette. We introduced ourselves and Stefan welcomed us to sit down and speak with him in the garage. The conversation began by reviewing Stefan's role at the adult foster care home. Stefan explained how he lives and works at this home in particular, but also manages other homes as well. Stefan talked for some time about being overworked and very stressed out. Stefan spoke about his wife's declining health status and explained that she lives at the Riley Street address with him. Stefan spoke about how he only gets a couple of 12 hour shifts off during the week, but otherwise is either working or responsible for the residents day and night. Stefan went on to explain that he has been having trouble sleeping because one or some of the residents wake up during the night, causing him to wake up. Eventually Stefan commented how he assumed or believed we were there to talk to him because of (Occupant 1). Stefan was referring to the victim (Occupant 1). I told Stefan that we were there to talk to him about (Occupant 1). Stefan explained (Occupant 1's) health status, explaining that he has dementia and cannot remember anything beyond a matter of seconds. Stefan said that he and (Occupant 1) get along but did say that (Occupant 1) has caused issues because (Occupant 1) wakes up and wanders at night. Stefan said that he has found (Occupant 1) wandering away from the home, referencing past incidents where police have been involved when (Occupant 1) walks away from the home. Stefan said that he has made efforts to put door alarms on the exterior doors of the home and on (Occupant 1's) bedroom door. Stefan said that the problem with (Occupant 1's) bedroom door is (Occupant 1) will wake up throughout the night and will open his door repeatedly. Stefan said that he has the alarm with him and so every time (Occupant 1) opens his door, it causes Stefan to wake up at all hours of the night. Stefan did express his exhaustion and frustration with this situation. We went on to talk with Stefan about (Occupant 1)'s injuries and the bruises that were found on his person. Stefan did not seem to indicate that he had much knowledge of how the bruises actually came to be and said that (Occupant 1) does fall regularly. Stefan then explained a time where he said that he opened (Occupant 1)'s door, explaining the door opens into (Occupant 1)'s bedroom. Stefan said that (Occupant 1) happened to be standing right on the other side of that doorway and when the door opened it caused (Occupant 1) to fall back and hit his head on his bed, causing (Occupant 1) to have to get stitches on the back of his head. I spoke with Stefan about the video that I reviewed from (Occupant 1)'s bedroom. Stefan indicated that he was aware that there was a camera in (Occupant 1)'s bedroom. Stefan and I watched the one video in particular, dated 5/4/2024. This was the video where it was clear that someone reached into (Occupant 1)'s room when (Occupant 1) was standing at the door. It appears that when this person reached into the room, they pulled (Occupant 1) out into the hallway and a commotion is heard in the hallway. I watched this video with Stefan and Stefan immediately recognized the clip in the video where someone reaches in and pulls (Occupant 1) out of the room. Stefan acknowledged that this was him. Stefan said he would not dispute that it was anyone else and acknowledged that he was the one who did this. At this point though,

Stefan said that he could not really recall the details, saying that he just remembers he was so tired and may have forgotten what actually happened. Eventually we made our way inside, and Stefan showed us (Occupant 1)'s bedroom and the hallway. We reviewed Stefan's explanation about the video and his explanation about how (Occupant 1) fell back onto the bed causing (Occupant 1) to have to get staples. I told Stefan that I did not believe his explanation and did not believe that he did not remember what happened on May 4th, which was the date of the video. Stefan eventually acknowledged that on 5/4/2024, he did go up because (Occupant 1) had been going in and out of his room repeatedly. Stefan expressed that he had been frustrated and exhausted and so he went up to the room and acknowledged that he did pull (Occupant 1) out of the room. Stefan said that the arm that is seen coming around (Occupant 1's) neck is his arm and said that he pulled (Occupant 1) out into the hallway. Stefan said that using two hands, he pinned (Occupant 1) up against the wall in the hallway. Stefan said this happened next to (Occupant 1's) bedroom door. In review, Stefan again said that he went up to (Occupant 1's) room because (Occupant 1) continued to open the door, causing the door alarm to go off. Stefan said that he opened the door and found (Occupant 1) at the door and reached in and pulled him out. Stefan said that he used both hands and pinned (Occupant 1) up against the hallway wall. Stefan showed me how he did this, showing how he used both hands and would have clenched onto (Occupant 1's) clothing on either side of his chest. Stefan showed me how he then pushed (Occupant 1) up against the wall using both hands on (Occupant 1's) chest and his clothing. Stefan was very apologetic and indicated that he was just frustrated and exhausted and overworked. Stefan said that he understood what this meant, indicating that he may be charged with a criminal offense. At this point, I did take photographs of the victim's bedroom and the hallway just outside of the victim's bedroom. All of these photographs have been uploaded into DES for reference. During the conversation with Stefan, he continued to say that (Occupant 1's) staples were a result of (Occupant 1) falling backwards onto the bed. I told Stefan that I have not seen any video indicating this indeed happened, however Stefan maintained that it was true. Stefan said that he did not know of any incident, including the admitted assault, that would have caused (Occupant 1's) documented bruises and injuries. Stefan denied causing these injuries. Stefan did say that there was an incident when (Occupant 1) fell over the vacuum but could not say if that was the cause of the injuries. At this point, my interview with Stefan came to a close. Stefan was provided my contact information before I left the home.

The related case was a medical incident on 04/14/24 at 10334 Riley St. involving victim (Occupant 1). When OCSO received the APS LEN related to this incident, the LEN was originally placed under the medical case number 2024-04 14 0126. After investigating the LEN allegations, I found that the correct timeframe for this incident is 05/04/24 and not 04/14/24. The related case 24-04 14 0126 needs to be associated to this case and sent as an attachment when this case is sent for prosecutor review. STATUS: Open. TOT PA for review. Attached 24-04 14 0126 as well for reference. INFORMATION: A charge of Assault and a charge of Vulnerable

Adult Abuse-4th Degree were authorized for Stefan Bullerman who was arraigned on 06/18/2024 in the HODC. STATUS: Closed. Arrest.'

On 12/23/2024, I conducted an unannounced inspection at the facility and privately interviewed Occupants 2, 3, 4 and 5. Occupant 1 was not interviewed because he is deceased. The occupants stated Mr. Bullerman is "better now than before" and that he was "verbal" with Occupant 1, but the occupants reported they never witnessed any physical altercations between Mr. Bullerman, Occupant 1 or any occupants of the home. Occupants 2, 3, 4 and 5 stated if things "got out of hand," Mr. Bullerman would send Occupant 1 to his room. All occupants interviewed stated they have no issues to report at this time with Mr. Bullerman's care or any negative interactions between them and Mr. Bullerman. Occupants 2, 3, 4 and 5 reported Mr. Bullerman takes good care of them.

On 12/23/2024, I inquired about Ms. Hoogerhyde and was informed that Ms. Hoogerhyde no longer works at the home and is not available for an interview.

On 01/21/2025, I reviewed the photos and several videos showing what Det. Kempema documented in his police reports. I observed several photos documenting Occupant 1's bedroom with his bed, chair, closet, sink, and cameras set up in the room by Relative #1. I observed pictures that document the door that leads into Occupant 1's room and the hallway just outside of Occupant 1's room. I observed a picture of Occupant 1's left arm that shows a large bruise and healing cut on his upper arm, bruising around his left elbow and a scabbed cut with redness surrounding it on the top part of his arm at the wrist. I observed a picture of Occupant 1's right knee with some bruising type marks and left calf with bruising. I observed another picture of Occupant 1's left arm showing the same scabbed cut on the lower arm close to the wrist. Above the cut is a small puncture type wound with marks around it. I also observed a picture of the right side of Occupant 1's face, there is a bruise above and at the end of his right eyebrow and red swelling on the corner and around his right eye.

The first video I observed showed Occupant 1 walking around his room, talking in a mumbling voice and then the noise of a door opening and a voice that I know to be Mr. Bullerman's can be heard saying; "get in bed, I'm not fucking dealing with you all night." Occupant 1 is fully dressed and not in pajamas. Mr. Bullerman's speech is slurred and sounds different than the times I have talked to him, as though he is inebriated.

The second video I observed showed Occupant 1 standing on the inside of his room at the door. All the sudden the door opens quickly, and Occupant 1 is jolted back and says, "Oh!" and then a voice that I know to be Mr. Bullerman can be heard saying; "What'd I tell you? Stay in your fucking room" and Occupant 1 responds; "OK" and sits down in his chair. Occupant 1 is fully dressed in different clothes from the previous video. Mr. Bullerman's speech is slurred and sounds as though he is inebriated.

The third video I observed an empty room. The door opens, and a voice I know to be Mr. Bullerman can be heard saying; "I'm fucking tired of your shit" and Occupant 1 stumbles into the room, and stumbles around a bit near the doorway. Mr. Bullerman can then be heard saying; "go to bed, go to bed" and Occupant 1 says, "I will, I have to find the bed." Mr. Bullerman then says; "straight fucking ahead," Occupant 1 replies, "Ok" and Mr. Bullerman said, "I swear to God (Occupant 1)," Occupant 1 says; "boy, I tell ya," Mr. Bullerman said; "you and I will have a completely different" and the video ends before Mr. Bullerman's sentence is finished. Occupant 1 is dressed in the same clothes as the second video. Mr. Bullerman's speech is slurred, and he repeats the word "different" a couple of times because he cannot pronounce it clearly. Mr. Bullerman's speech is different and sounds as though he is inebriated.

In the fourth video I observed Occupant 1, dressed in the same clothes as the 2nd and 3rd videos. He is standing in his room, pulls up his pants and straightens out his jacket and then he walks to the door of his room. The door opens and an arm reaches in around the back of Occupant 1's neck and pulls him out of the room. I heard Occupant 1 say, "OK" and then a thud, bang, and commotion takes place out in the hall and Mr. Bullerman can be heard saying; "I'm done" and Occupant 1 responds, "OK" and the video ends.

On 01/21/2025, I reviewed Ms. Piccard's report that documented the following information, 'On January 6, 2025, I went to the Whitehall Police Department, requested and received a copy of a police report detailing an incident that occurred at the proposed AFC home, Woodland Gardens Whitehall home involving Mr. Bullerman.

The police report written by Officer Fernando Hernandez regarding the incident on 11/11/24 at 8:30 PM states the following: *Complainant contacted CD after she saw that an employee at the facility exhibited behaviors which led her to believe he was intoxicated. The employee was checked on and the facility owner was contacted.*

CONTACT WITH (RELATIVE 1)

I met with (Relative 1) outside of the home where she stated her mom is a resident at this home. (Relative 1) stated she saw a bottle of "McMasters Canadian" whiskey on the desk of the home manager which she took a picture of and showed me. (Relative 1) stated she noticed the manager, Ronald (this is an error in the report where the officer mixed up Mr. Bullerman's name and Mr. Langford, the owner) had slurred speech and was walking as if he was intoxicated. She asked him if he was ok and he told her he was fine.

CONTACT WITH STEFAN BULLERMAN:

I met with Stefan who was at his desk entering information into the laptop. I asked Stefan if he was fine and he indicated he was though, I did notice some slurred

speech and he could not stay focused on the conversation he and I were having. I did request he take a PBT so we could see where he was at impaired wise. He blew a .20.

CONTACT WITH RONALD LANDFORD:

Ronald is the owner of the facility. He had already been contacted by (Relative 1). I spoke to him over the phone and advised him of the situation. Ronald advised he had another aide on her way to the facility who would be reliving (sic) Stefan. Ronald stated he would be meeting with Stefan in the morning.

No criminal action taken. Owner of facility to address the situation.’ *Note: Relative 1 in Ms. Piccard’s report is a different relative than in the Woodland Gardens Zeeland report.

On 02/07/2025, I conducted an exit conference with Licensee Designee Anita Anderson along with Arlene Smith and Rebecca Piccard, LARA Licensing Consultants. The allegations and information in this report was explained to Ms. Anderson, to which she stated she had no idea about all the events that occurred. Ms. Anderson stated she agreed with the analysis and conclusion of this applicable rule and stated she would submit an acceptable corrective action plan.

APPLICABLE RULE	
R 400.14201	Qualifications of administrator, direct care staff, licensee, and members of the household; provision of names of employee, volunteer, or member of the household on parole or probation or convicted of felony; food service staff.
	(9) A licensee and the administrator shall possess all of the following qualifications: (a) Be suitable to meet the physical, emotional, social, and intellectual needs of each resident.
ANALYSIS:	Based on investigative findings, there is a preponderance of evidence to show that Mr. Bullerman is not suitable to serve as the administrator of an adult foster care home as proposed on the current application. Therefore, a violation of this applicable rule is established.
CONCLUSION:	VIOLATION ESTABLISHED

APPLICABLE RULE

R 400.14201	Qualifications of administrator, direct care staff, licensee, and members of the household; provision of names of employee, volunteer, or member of the household on parole or probation or convicted of felony; food service staff.
	(10) All members of the household, employees, and those volunteers who are under the direction of the licensee shall be suitable to assure the welfare of residents.
ANALYSIS:	Based on investigative findings, there is a preponderance of evidence to show that Mr. Bullerman is not suitable to provide care to vulnerable adults as an employee of an adult foster care home or as a member of the household. Therefore, a violation of this applicable rule is established.
CONCLUSION:	VIOLATION ESTABLISHED

IV. RECOMMENDATION

Upon receipt of an acceptable corrective action plan, I recommend resuming and completing the licensing process of this home.



02/07/2025

Elizabeth Elliott
Licensing Consultant

Date

Approved By:



02/07/2025

Jerry Hendrick
Area Manager

Date