



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

MARLON I. BROWN, DPA
DIRECTOR

June 6, 2025

Kory Fleetham
Ridgeline Lapeer, LLC
1442 Suncrest Dr.
Lapeer, MI 48446

RE: License #:	AL440417956
Investigation #:	2025A0872036
	The Ridge At Lapeer Memory Care

Dear Kory Fleetham:

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 feel free to 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. In the event that I am not available, and you need to speak to someone immediately, please contact the local office at (517) 643-7960.

Sincerely,

A handwritten signature in black ink that reads "Susan Hutchinson". The script is cursive and fluid, with the first name "Susan" and last name "Hutchinson" clearly legible.

Susan Hutchinson, Licensing Consultant
Bureau of Community and Health Systems
611 W. Ottawa Street
P.O. Box 30664
Lansing, MI 48909
(989) 293-5222

enclosure

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

I. IDENTIFYING INFORMATION

License #:	AL440417956
Investigation #:	2025A0872036
Complaint Receipt Date:	04/14/2025
Investigation Initiation Date:	04/14/2025
Report Due Date:	06/13/2025
Licensee Name:	Ridgeline Lapeer, LLC
Licensee Address:	1442 Suncrest Dr. Lapeer, MI 48446
Licensee Telephone #:	(810) 245-9302
Administrator:	Matthew Brawner
Acting Licensee Designee:	Kory Fleetham
Name of Facility:	The Ridge At Lapeer Memory Care
Facility Address:	1446 Suncrest Dr. Lapeer, MI 48446
Facility Telephone #:	(810) 228-3520
Original Issuance Date:	11/22/2024
License Status:	TEMPORARY
Effective Date:	11/22/2024
Expiration Date:	05/21/2025
Capacity:	20
Program Type:	AGED ALZHEIMERS

II. ALLEGATION(S)

	Violation Established?
There are concerns about the financial and administrative capabilities of the licensee of this facility.	Yes

III. METHODOLOGY

04/14/2025	Special Investigation Intake 2025A0872036
04/14/2025	Special Investigation Initiated - Letter
04/14/2025	APS Referral I made an APS complaint
04/14/2025	Contact - Document Received Email received from LD Marie Wieland
04/24/2025	Contact - Telephone call made Contact made with representative of Cintas
04/30/2025	Contact - Telephone call made Contact made with receivership representative, Michael Flannigan
04/30/2025	Contact - Document Received Documentation received from Michael Flannigan
05/07/2025	Inspection Completed On-site Unannounced
05/20/2025	Contact - Telephone call made Spoke to receiver Flannigan
06/02/2025	Contact – Document Received Documentation received from facility manager
06/04/2025	Exit Conference I conducted an exit conference with the temporary licensee designee, Kory Fleetham
06/04/2025	Inspection Completed-BCAL Sub. Compliance

ALLEGATION: There are concerns about the financial and administrative capabilities of the licensee of this facility.

INVESTIGATION: On 4/18/2025, an email was received from licensee designee (LD), Marie Weiland. LD Weiland stated that she has ended her employment with Ridgeline and would like to remove her name as licensee designee of all Ridgeline affiliated licenses, including this license.

On 4/25/2025, a phone conversation took place with Wanda Dodd from Cintas, which provides sprinkler and fire alarm inspections to all Ridgeline facilities. Representative Dodd stated that all Cintas services have been placed on hold, due to non-payment, for up to twenty different locations managed by Ridgeline, which includes the four facilities in Genesee County and the two facilities in Lapeer County. Representative Dodd stated that Cintas has started the legal process in attempts to receive money owed to them by Ridgeline.

On 4/30/2025, a phone conversation took place with Michael Flanagan of Flanagan & Associates, LLC. Michael Flanagan confirmed that Care Trust Reit (CTR) has sought legalities against Ridgeline, that a receivership has been put into place, and that he has been appointed as receiver over both The Ridgeline at Lapeer Assisted Living and The Ridgeline at Lapeer Memory Care facilities. Receiver Flanagan stated that he has taken the place of the licensee, Ridgeline, and will oversee the functioning of this facilities for the next 3-4 months and/or until a new company can purchase the properties and become the new licenses. Receiver Flanagan stated that he has appointed Comfort Care as the new management team for these facilities.

On 4/30/2025, an email was received from Receiver Flanagan. The email contained a copy of the court documents appointing Michael Flanagan as the receiver, which gives him possession of the facility and full power and authority to operate, manage, and conserve the facility.

On 05/07/2025, I conducted an unannounced onsite inspection of this facility. I observed several residents and staff and spoke to the facility manager (FM), Tony Zandi. The facility was viewed to be in good condition with adequate housekeeping standards being met. Several residents were viewed to be clean, well-groomed and appeared to be doing well. FM Zandi confirmed that this facility is behind on several payments to numerous vendors. FM Zandi told me that staff is still being paid, and all residents are still receiving the services they need.

On 5/20/2025, a second call was made to Receiver Flanagan to obtain clarification regarding the receivership. Receiver Flanagan stated that he is now essentially the licensee of this facility, and that Ridgeline is no longer involved with this facility/license. Receiver Flanagan confirmed that he has appointed Comfort Care as the new management of this facility and that Comfort Care will be taking the appropriate steps to purchase this facility and become the new licensee.

On 06/02/2025, I received documentation from the facility manager (FM), Tony Zandi regarding bills owed by Ridgeline LLC. As of 05/01/2025, Ridgeline LLC has outstanding bills to the following vendors:

- Allen Flores Consulting Group, Inc. - \$2,925
- American Red Cross - \$840
- Resident refunds - \$8,879.25
- Cintas Corp No 2 - \$3,615.88
- City of Lapeer - \$5,006.28
- Consumers Energy - \$4,579.24
- DAS Health & Management Systems - \$5,414.70
- Direct Supply, Inc. - \$1,208.38
- DTE Energy - \$9,182.06
- Eldermark Software - \$2,194.50
- G5 Search Marketing, Inc. - \$3,594
- HD Supplies Facilities Maintenance - \$500.25
- Imperial Dade - \$1,161.32
- James Imaging Systems, Inc. - \$2,369.95
- Liem Enterprises, Inc. - \$11,577.50
- Rolls Mechanical - \$4,693.84
- Terminix - \$960

On 06/04/2025, I conducted an exit conference with the temporary licensee designee (TLD), Kory Fleetham. I discussed the results of my investigation and explained which rule violation I am substantiating. TLD Fleetham agreed to complete and submit a corrective action plan upon the receipt of my investigation report.

APPLICABLE RULE	
R 400.15201	Qualifications of administrator, direct care staff, licensee, and members of household; provision of names of employee, volunteer, or member of household on parole or probation or convicted of felony; food service staff.
	(2) A licensee shall have the financial and administrative capability to operate a home to provide the level of care and program stipulated in the application.
ANALYSIS:	<p>The facility manager, Tony Zandi confirmed that Ridgeline LLC is behind on several payments to numerous vendors.</p> <p>Rory Williams from Care Trust Reit (CTR), the property owners, has confirmed that CTR has sought legalities against Ridgeline, due to breach of their lease contract and lack of lease and property tax payments.</p>

	<p>Michael Flanagan has confirmed that as a result of CTR's legalities, this facility is part of a receivership, and that he has been appointed by the court as the receiver. Receiver Flanagan has essentially become the new licensee of this license and has appointed a new management team to run the facility.</p> <p>I confirmed via documentation that Ridgeline LLC is significantly behind on their payments to numerous vendors.</p> <p>I conclude that there is sufficient evidence to substantiate this rule violation at this time.</p>
CONCLUSION:	VIOLATION ESTABLISHED

IV. RECOMMENDATION

Upon the receipt of an acceptable corrective action plan, I recommend no change in the license status.

Susan Hutchinson

June 5, 2025

Susan Hutchinson Licensing Consultant	Date
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Approved By:

Mary Holton

June 5, 2025

Mary E. Holton Area Manager	Date
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