



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

MARLON I. BROWN, DPA
DIRECTOR

June 13, 2025

Nancy Posey and Theresa Posey
POSEY'S SENIOR CARE HOMES, L.L.C.
8470 Parshallville
Fenton, MI 48430

RE: Application #: AS470419051
Posey's
9191 Parshallville
Fenton, MI 48430

Dear Ms. 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) 335-5985.

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

License #:	AS470419051
Licensee Name:	POSEY'S SENIOR CARE HOMES, L.L.C.
Licensee Address:	8470 Parshallville Fenton, MI 48430
Licensee Telephone #:	(810) 869-3556
Licensee Designee:	Nancy Posey and Theresa Posey
Administrator:	Theresa Posey
Name of Facility:	Posey's
Facility Address:	9191 Parshallville Fenton, MI 48430
Facility Telephone #:	(810) 869-3556
Application Date:	12/16/2024
Capacity:	6
Program Type:	AGED

II. METHODOLOGY

12/16/2024	On-Line Enrollment.
12/17/2024	PSOR on Address Completed.
12/17/2024	Contact - Document Sent form sent.
12/26/2024	Inspection Report Requested – Health Inv 1034806.
12/26/2024	Contact - Document Received EIN and 1326.
12/26/2024	File Transferred To Field Office.
12/27/2024	Application Incomplete Letter Sent.
12/30/2024	Inspection Completed-Env. Health : A.
01/31/2025	Application Incomplete Letter Sent 2nd time sent.
04/04/2025	Inspection Completed On-site.
04/14/2025	Inspection Completed-BCAL Sub. Compliance.
05/18/2025	Contact- documents received from Nancy Posey.
05/22/2025	Contact- documents received from Nancy Posey.
06/12/2025	Contact- documents received from Nancy Posey.
06/12/2025	Inspection Completed On-site full compliance.

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

The facility is a ranch-style manufactured home that was built in 1995 and located in Fenton, Michigan, on 1-acre lot. The facility is on a paved road and has a dirt driveway that provides ample parking for visitors and staff. There is a large deck attached to the side of the facility which has a sitting area and a wheelchair ramp that exits onto the driveway. The deck has handrails on all open sides. The two other exit doors also contain a wheelchair ramps.

Fenton is a city in 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 and six half bathrooms in each of the six resident bedrooms. The facility has a basement that contains the facility's furnace and hot water heater 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. The resident bedrooms, living and activity areas measured as follows:

Bedroom #1	10'4" X 11'11"	123.14 square feet	1 resident
Bedroom #2	10'4" X 11'11"	123.14 square feet	1 resident
Bedroom #3	10'4 X 12"	124 square feet	1 resident
Bedroom #4	10'4 X 12"	124 square feet	1 resident
Bedroom #5	12'8" X 13'1"	165.72 square feet	2 residents
Bedroom #6	12'8" X 13'1"	165.72 square feet	2 residents

The indoor living and dining areas measures around 2,600 square feet of living space. This exceeds the minimum of 35 square feet per occupant requirement. All the resident bedrooms are private; however, two resident bedrooms can accommodate two people if a married couple wishes to stay together. It is the licensee's responsibility not to exceed the facility's licensed capacity of 6 residents.

The basement will also be used for storage and resident will not access the basement unless there is a weather emergency. Laundry appliances are not regularly accessed by the residents but are located in a separate room on the main floor. Residents do not do their own laundry but may aid in folding clothes should their assessment plan indicates 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. All smoke detectors are hard-wired into the structure's electrical system and are located in all sleeping areas, kitchen, and living areas. The Livingston County Health Department inspected the facility on 1/31/2025 and the facility was determined to be in full compliance with applicable environmental health rules. Ms. Nancy Posey reported that the facility had a brand-new new heating system installed to get the certificate of occupancy. Ms. Nancy Posey reported that the certificate of occupancy issued by the Department of Building and Safety Engineering department consists of inspections of plumbing, heating electrical and structure. These have been inspected and passed by Livingston County building department on 10/13/2023. A copy of this approval has been placed in the file.

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 activities 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 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 both 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 adult foster care 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 seven 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 seven other small/medium adult foster care group homes for many years.

Co-licensee Nancy Posey and co-licensee Theresa Posey stated there will be 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 also 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) 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 designees 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-licensees Nancy Posey and 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. Co-licensees 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-licensees Nancy Posey and Theresa Posey acknowledged an understanding of the administrative rules regarding the handling of resident funds and valuables and intends to comply. Co-licensees 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-licensees 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-licensees Nancy Posey and 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.

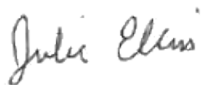
Co-licensee Nancy Posey and co-licensee Theresa Posey acknowledged that residents with mobility impairments will only reside on the main floor of the facility.

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 six residents.



06/12/2025

Julie Elkins
Licensing Consultant

Date

Approved By:



06/13/2025

Dawn N. Timm
Area Manager

Date