

**MINUTES OF THE ANDERSON HOUSING INCORPORATED
BOARD OF DIRECTORS MEETING
October 15, 2025
12:00 p.m.**

Attendance

AHI Directors Present

Stephanie Moran-AHA
Mike Ward-AHA
Rob Spaulding-AHA
Kimberlan Peak-Hill-AHA
Katherine Holzleiter-AHA
Vacancy
Vacancy

AHI Directors Absent

Gloria Benson
Rob Sparks

Staff Present

Kimberly Townsend
Angela Kaster
Alacia Goettman
Wendy King
Mary Davis
Nathan Henry

Staff Absent

Kevin Sulc
Amy Davis
Marian Miller

Guest Present

Ken de la Bastide-Anderson Herald Bulletin-Reporter

Meeting Called to Order/Roll Call

AHI Board President, Stephanie Moran called the meeting to order. Roll call was taken, and a quorum was present.

Approval of Agenda

Motion by Rob Spaulding. Seconded by Mike Ward. None opposed. Motion carried.

Approval of Meeting Minutes for September 17, 2025

Motion by Mike Ward. Seconded by Kimberlan Peak-Hill. None opposed. Motion carried.

Property Manager's Report-Marian Miller

Property Manager's Report given Marian Miller and read by Kim Townsend. Marian is on vacation and passed her tax credit specialist test. Our contract inspector also passed his test. Kim Townsend explained that the high number of vacancies is from holding tenants accountable to pay their rent. The board had a discussion regarding rent payments.

Maintenance Report-Nathan Henry

Maintenance Report given and read by Nathan Henry. We had to replace the furnace in a unit.

ARPA/FSS Reports-Wendy King

ARPA and FSS Reports given and read by Wendy King. We are helping with \$500 per person now. Enrollment in FSS keeps going up each month.

Director of Development's Report-Kevin Sulc

Director of Development's Report given by Kevin Sulc and read by Kim Townsend. We closed the loan on Lincolnshire.

Finance Report-Amy Davis

Finance Report given by Amy Davis and read by Brian Havrilak, our fee accountant at Blosky and Associates. We have a small profit this month.

Approval of the Finance Report

Motion by Rob Spaulding. Seconded by Katherine Holtzleiter. None opposed. Motion carried.

Managing Agent's Report-Kimberly Townsend

The Managing Agent's Report was presented by Kim Townsend. Our annual meeting will be December 10th at the Jetty Center. We are going to give awards to Honor Housing Heroes this year. You will all receive invitations in the mail.

Old Business

Nominations for board vacancies. Marquest Higgins is interested in serving on the board. Josh Stafford declined our nomination offer, he is just too busy with all of his businesses right now. I have asked Ben Orcutt to serve on the board, and I am waiting to hear back from him. Rob Spaulding recommended Josh, the owner of Coffee Exchange as a nomination, but he might not meet the guidelines for CHDO.

New Business

Our joint meeting will be combined with our Annual Meeting at the Jetty Center on December 10th.

Correspondence

Several articles from the Anderson Herald Bulletin are attached.

Adjournment

Motion by Katherine Holtzleiter. Seconded by Rob Spaulding. None opposed. Motion carried.

Meeting adjourned.

The next meeting will be November 19, 2025.

Respectfully submitted by:

Kimberly Townsend, Managing Agent

Date

Attested by:

Stephanie Moran, President

Date