

**MINUTES OF THE ANDERSON HOUSING INCORPORATED
BOARD OF DIRECTORS MEETING
June 18, 2025
12:00 p.m.**

Attendance

AHI Directors Present

Terry Taylor-AHA
Rob Sparks-AHA
Kimberlan Peak-Hill-AHA
Rob Spaulding-AHA
Mike Ward-AHA
Stephanie Moran-AHA
Gloria Benson-AHA
Katherine Holzleiter-AHA
Vacancy

AHI Directors Absent

Staff Present

Kimberly Townsend
Kevin Sulc
Amy Davis
Tracy Miller
Angela Kaster
Alacia Goettman
Wendy King

Staff Absent

Guest Present

Rebecca Crumes-Guest-AHA

Meeting Called to Order/Roll Call

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

Approval of Agenda

Motion by Rob Spaulding. Seconded by Rob Sparks. None opposed. Motion carried.

Approval of Meeting Minutes for May 21, 2025

Motion by Stephanie Moran. Seconded by Mike Ward. None opposed. Motion carried.

Property Manager's Report-Tracy Miller

Property Manager's Report given and read by Tracy Miller. We are partnering with TeenWorks this summer to beautify our WWE properties, which started last week. We are going to have a Resident Celebration on July 1st from 4pm-7pm at Westvale. We will also have our Resident Bingo at the Celebration. We are going to honor our single fathers as well.

ARPA Report-Wendy King

ARPA Report given and read by Wendy King. We have been able to help people in Pendleton, Alexandria, Elwood, Chesterfield, and we sent information to more townships, we just have not heard from the others. The process we followed was to send the forms out to the Township

Trustees, the people filled them out with the Trustees, and once they had gathered all the information the Trustees turned the information into us. Kim Townsend noted that we have a strong model to operate grant funds, and I appreciate what Wendy has done. If you need assistance in Anderson, you have to go through the United Way right now.

Director of Development's Report-Kevin Sulc

Director of Development's Report given and read by Kevin Sulc. Kevin played a video of our current projects.

Finance Report-Amy Davis

Finance Report given and read by Amy Davis. We made a small profit for the month. We completed our year-end. We received a score of 22 out of 25. The auditors will be here in July. Brian mentioned that we might want to consider changing AHI's fiscal year to match AHA's fiscal year, which would be April-March. However, we are a long time out from that being implemented.

Approval of the Finance Report

Motion by Rob Spaulding. Seconded by Kimberlan Peak-Hill. None opposed. Motion carried.

Managing Agent's Report-Kimberly Townsend

The Managing Agent's Report was presented by Kim Townsend. We work so hard to keep our residents safe at Westvale, we even have an Anderson Police Officer living at Westvale. I wanted to let you know about an incident that happened at Westvale last weekend. It was not a Westvale resident, but an alleged kidnapper brought the incident to our property. Thanks to our cameras we were able to assist the Police Department. The perpetrator surrendered peacefully. We are already trying to eliminate fraud, waist, and abuse. One of our original residents at Westvale passed away, so please keep her family in your thoughts and prayers.

Old Business

None at this time.

New Business

AHI Resolution 2025-01-Resolution Accepting the Transfer of Properties Previously Owned by Westwood Estates LP and Westwood Estates, Inc. as Directed by the City of Anderson Housing Authority Board of Commissioners

The resolution was given and read by Kevin Sulc.

Approval of AHI Resolution 2025-01

Motion by Stephanie Moran. Seconded by Katherine Holzleiter. None opposed. Motion carried.

Correspondence

Several articles from the Anderson Herald Bulletin are attached.

Adjournment

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

Meeting adjourned.

The next meeting will be July 16, 2025.

Respectfully submitted by:

Kimberly Townsend, Managing Agent

Date

Attested by:

Terry Taylor, President

Date