

**MINUTES OF THE ANDERSON HOUSING AUTHORITY  
BOARD OF COMMISSIONERS MEETING  
June 25, 2025-12:00 p.m.  
In-Person and Via Zoom**

**Attendance**

**AHA Commissioners Present**

Mike Dauss-AHA  
Pauline Neal-AHA  
Sylvia Bogle-AHA  
Mike Ward-AHA  
Rob Spaulding-AHA  
Keith Grubbs-AHA  
Darla Sallee-AHA

**AHA Commissioners Absent**

**Staff Present**

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

**Staff Absent**

Tracy Miller

**Guest Present**

None at this time.

**Meeting Called to Order/Roll Call**

AHA Board Chairman, Mike Dauss called the meeting to order, and roll was taken. A quorum was present.

**Approval of Agenda**

Motion by Pauline Neal. Seconded by Rob Spaulding. None opposed. Motion carried.

**Approval of Meeting Minutes for May 28, 2025**

Motion by Mike Ward. Seconded by Keith Grubbs. None opposed. Motion carried.

**Staff Reports**

Section 8 reports given and read by Alacia Goettman.

Public Housing, Maintenance, and Mileage reports given by Tracy Miller, and read by Mary Davis. Kim Townsend told the story of the incident at Westvale Manor that happened with strangers coming onto our property. We were able to get the word out to our tenants that they are always safe, and we always cooperate with the police.

FSS (Family Self-Sufficiency) report was given and read by Wendy King. Our requests to be on FSS have increased tremendously.

AHI Project Development and HR reports were given and read by Kevin Sulc. We now have an employee newsletter to keep everyone up on current company issues.

**Finance Report prepared by Amy Davis**

The Finance report was given and read by Amy Davis. Public Housing had a small loss for the month. Section 8 had a small profit. Brian Havrilak submitted our year end numbers. We have a new collections company, Marshall Law. We are going to start doing write offs more frequently.

**Resolution 2025-05-Resolution to Approve Tenant Account Write-Offs**

The resolution was given and read by Amy Davis. It was discussed by the board.

**Approval of Resolution 2025-05**

Motion by Rob Spaulding. Seconded by Pauline Neal. None opposed. Motion carried.

**Approval of the Finance Report**

Motion by Mike Ward. Seconded by Pauline Neal. None opposed. Motion carried.

**Executive Director's Report-Kimberly Townsend**

Report given by Kim Townsend. We are looking at doing a zero income crackdown. If we are hearing that you are dealing drugs, then we can do a probable cause background check. Also, if you are driving around in a brand new car and paying zero rent, we want to know what is going on. We will present you with a resolution for this next month. We want to see people move up and out. We have a Resident Celebration at Westvale Manor on July 1<sup>st</sup> from 4pm-7pm. We will have our staff appreciation on Thursday, July 3<sup>rd</sup>, starting with breakfast here and then going bowling at 11am at the former Cooper's. Yes, the board is invited.

**Old Business**

None at this time.

**New Business**

Already conducted.

**Correspondence**

Several articles from the Anderson Herald Bulletin are attached.

**Adjournment**

Motion by Mike Ward. Seconded by Pauline Neal. None opposed. Motion carried.

**Meeting adjourned.**

The next meeting will be July 23, 2025.

Respectfully submitted by:

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Kimberly Townsend, CEO/ED

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Date

Attested by:

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Mike Dauss, Chairman

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Date