

**MINUTES OF THE ANDERSON HOUSING INCORPORATED
BOARD OF DIRECTORS MEETING
January 21, 2026
12:00 p.m.**

Attendance

AHI Directors Present

Rob Sparks-AHA
Mike Ward-AHA
Kimberlan Peak-Hill-AHA
Rob Spaulding-AHA
Gloria Benson-AHA
Katherine Holzleiter-Zoom (joined at 12:31pm)
Marquest Higgins-AHA
Vacancy

AHI Directors Absent

Stephanie Moran

Staff Present

Kevin Sulc
Amy Davis-Zoom
Angela Kaster
Wendy King
Mary Davis
Nathan Henry

Staff Absent

Kimberly Townsend
Alacia Goettman

Guest Present

None at this time.

Meeting Called to Order/Roll Call

AHI Board Vice President, Rob Sparks called the meeting to order and chaired the January 21, 2026, AHI Board Meeting. Roll call was taken, and a quorum was present.

Approval of Agenda

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

Approval of Meeting Minutes for December 10, 2025

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

Property Manager's Report-Marian Miller

Property Manager's Report given and read by Marian Miller.

Maintenance Manager's Report-Nathan Henry

Property Manager's Report given and read by Nathan Henry.

ARPA/FSS Reports-Wendy King

ARPA and FSS Reports given and read by Wendy King. Wendy summarized her reports/programs for the new AHI Director.

Director of Development's Report-Kevin Sulc

Director of Development's Report given and read by Kevin Sulc. Kevin will give tours of Lincolnshire whenever someone would like to see it.

Finance Report-Amy Davis

Finance Report given and read by Amy Davis. The synopsis is a year-end recap.

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 Kevin Sulc in Kimberly Townsend’s absence. Kim is going to send a letter to the ERS President to terminate our relationship with ERS, the owners of Parkview Place Apartments. We will no longer be the managing agents of Parkview as of the end of March.

Old Business

None at this time.

New Business

None at this time.

Correspondence

Several articles from the Anderson Herald Bulletin are attached. Rob Spaulding and Bill Watson were recognized for their contributions to Anderson.

Marquest Higgins thanked the board for the opportunity to serve as a director.

Adjournment

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

Meeting adjourned.

The next meeting will be February 18, 2026.

Respectfully submitted by:

Kimberly Townsend, Managing Agent

Date

Attested by:

Rob Sparks, Vice President

Date