

**MINUTES OF THE ANDERSON HOUSING AUTHORITY  
BOARD OF COMMISSIONERS MEETING  
Executive Session, January 28, 2026-11:30 a.m.  
General Session, January 28, 2026-12:00 p.m.  
In-Person and Via Zoom**

**Attendance**

**AHA Commissioners Present**

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

**AHA Commissioners Absent**

Pauline Neal

**Staff Present**

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

**Staff Absent**

**Guest Present**

Ken de la Bastide-Anderson Herald Bulletin-Reporter

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

**Approval of Meeting Minutes for December 10, 2025**

Motion by Rob Spaulding. Seconded by Sylvia Bogle. None opposed. Motion carried.

**Staff Reports**

Section 8 reports given and read by Alacia Goettman.

Public Housing reports given and read by Mary Davis. Mary distributed the Resident Monthly Newsletter. She also presented a slide show of “Brunch with Santa” at Westvale Manor during the Christmas holiday.

Maintenance report given and read by Nathan Henry. Kim Townsend acknowledged the good job the maintenance men did during the snowstorm.

ARPA and FSS (Family Self-Sufficiency) reports were given and read by Wendy King.

AHI Project Development, HR, and Mileage reports were given and read by Kevin Sulc.

### **Finance Report prepared by Amy Davis**

The Finance report was given and read by Amy Davis. Public Housing had a small profit for the month. Section 8 had a small profit this month. A discussion about portability cases took place. We are looking at getting a new truck for the maintenance department.

### **Approval of the Finance Report**

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

### **AHA Board Resolution 2026-01-FYI 2027 – AHA Budget Approval**

The resolution was given and read by Amy Davis.

### **Approval of Resolution 2026-01**

Motion by Rob Spaulding. Seconded by Darla Sallee. None opposed. Motion carried.

### **Executive Director’s Report-Kimberly Townsend**

Report given by Kim Townsend. We received our approval letter from SAC of HUD to start the disposition process. We will report on the disposition process each month to the board.

### **AHA Board Resolution 2026-02-Board Resolution for the addition of a new local preference, authorizing modification to the Housing Choice Voucher waitlist and approving a memorandum of understanding with BWI Development. Home Court at Wigwam**

The resolution was given and read by Alacia Goettman.

### **Approval of Resolution 2026-02**

Motion by Keith Grubbs. Seconded by Sylvia Bogle. None opposed. Motion carried.

### **AHA Board Resolution 2026-03-Resolution to Approve Tenant Account Write-Offs**

The resolution was given by Amy Davis and read by Kim Townsend.

### **Approval of Resolution 2026-03**

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

### **AHA Board Resolution 2026-04-Resolution to Adopt the Fiscal Year 2027 Annual PHA Plan**

The resolution was given by Amy Davis and read by Kim Townsend.

### **Approval of Resolution 2026-04**

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

### **AHA Board Resolution 2026-05-A Resolution Affirming Political Neutrality and Safeguarding the Anderson Housing Authority During the Candidacy of any Employees, Staff Members, Chief Executive Officer, and Board Members**

The resolution was given and read by Mike Dauss. He worked on this and the Employee Campaign Conduct Policy with our attorney, Tom Beeman.

### **Approval of Resolution 2026-05**

Motion by Keith Grubbs. Seconded by Darla Sallee. None opposed. Motion carried.

### **Old Business**

None at this time.

**New Business**

None at this time.

**Correspondence**

Several articles from the Anderson Herald Bulletin are attached.

**Adjournment**

The general meeting was adjourned, and staff was dismissed via Chairman, Mike Daus.  
Executive Session reconvened.

**Meeting adjourned.**

The next meeting will be February 25, 2026.

Respectfully submitted by:

\_\_\_\_\_  
Kimberly Townsend, CEO/ED

\_\_\_\_\_  
Date

Attested by:

\_\_\_\_\_  
Mike Daus, Chairman

\_\_\_\_\_  
Date