

**MINUTES OF THE ANDERSON HOUSING INCORPORATED
BOARD OF DIRECTORS MEETING**

February 18, 2026

12:00 p.m.

Attendance

AHI Directors Present

Stephanie Moran-AHA
Rob Sparks-AHA
Mike Ward-AHA
Rob Spaulding-AHA
Gloria Benson-AHA
Katherine Holzleiter-AHA
Marquest Higgins-AHA
Vacancy

AHI Directors Absent

Kimberlan Peak-Hill

Staff Present

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

Staff Absent

Guest Present

None at this time.

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

Approval of Meeting Minutes for January 21, 2026

Motion by Rob Sparks. Seconded by Mike Ward. 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. Kim Townsend commended the maintenance men for a great job on the snow removal, as well as, President Stephanie Moran.

ARPA/FSS Reports-Wendy King

ARPA and FSS Reports given and read by Wendy King. Yesterday, we had a lady graduate who had only been on the program nine months. She is going to buy a house.

Director of Development’s Report-Kevin Sulc

Director of Development’s Report given and read by Kevin Sulc. We are getting a few properties ready to sell.

Finance Report-Amy Davis

Finance Report given and read by Amy Davis. There was a small profit for the month. We will be changing our fiscal year to match AHA’s fiscal year, so we will close this budget out March 31, 2026, and start a new fiscal year beginning with April 1, 2026, and ending March 31, 2027.

Approval of the Finance Report

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

Managing Agent’s Report-Kimberly Townsend

The Managing Agent’s Report was presented by Kimberly Townsend. We are terminating our contract as of March 31, 2026, with ERS, the owners of Parkview Place Apartments. We will no longer be the managing agent of Parkview Place Apartments as of the end of March.

We will be posting for mowing bids soon.

We have received our approval from SAC to start the repositioning process. As we move properties over to the AHI side, we will also be moving employees over to the AHI side.

The City of Anderson is considering increasing sewer bills by 18%, and electrical bills by 14%. Alacia Goettman summarized how those increases would impact our utility allowance for tenants. There was a discussion regarding utilities.

Old Business

None at this time.

New Business

Kim Townsend noted that Amy Davis and Angela Kaster would be graduating from Madison County Leadership Academy, so if any board members would like to attend, please let Angela know.

Correspondence

Several articles from the Anderson Herald Bulletin are attached.

Adjournment

Motion by Katherine Holzleiter. Seconded by Mike Ward. None opposed. Motion carried.

Meeting adjourned.

The next meeting will be March 18, 2026.

Respectfully submitted by:

Kimberly Townsend, Managing Agent

Date

Attested by:

Stephanie Moran, President

Date