**MINUTES OF THE ANDERSON HOUSING INCORPORATED**
**BOARD OF DIRECTORS MEETING**
**September 16, 2026**
**12:00 p.m.**

## Attendance

| AHI Directors Present | AHI Directors Absent |
|---|---|
| Stephanie Moran-AHA | Rob Sparks |
| Mike Ward-AHA | Greg Bramwell |
| Katherine Holzleiter-AHA | |
| Gloria Benson-AHA | |
| Rob Spaulding-AHA | |
| Kimberlan Peak-Hill-AHA | |
| Tamara Dreger-AHA | |
| Keith Grubb-AHA | |

| Staff Present | Staff Absent |
|---|---|
| Kimberly Townsend | |
| Kevin Sulc | |
| Amy Davis | |
| Alacia Goettman | |
| Angela Kaster | |
| Marian Miller | |
| Wendy King | |

**Guest Present**
Ken de la Bastide-Anderson Herald Bulletin-Reporter

**Meeting Called to Order/Roll Call**
Managing Agent, Kim Townsend, called the meeting to order. 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 August 12, 2026**
Motion by Tamara Dreger. Seconded by Katherine Holzleiter. None opposed. Motion carried.

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

**Maintenance Manager's Report-Kevin Sulc**
Property Manager's Report given and read by Kevin Sulc.

**Terminations/FSS Reports-Wendy King**
Terminations and FSS Reports given and read by Wendy King. We were recently given a donation of $10k from First Farmers Bank in Elwood. We will be able to help with security deposits and downpayments. Kim Townsend noted that we should be able to help thirteen families with $500/each.

** Stephanie Moran joined the meeting via Zoom. **

**Director of Development's Report-Kevin Sulc**
Director of Development's Report given and read by Kevin Sulc.

**Finance Report-Amy Davis**
Finance Report given and read by Amy Davis. There was a small profit for the month. Kim Townsend added that the audit is almost complete.

** Stephanie Moran joined the meeting in person. **

**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 given by Kimberly Townsend. We are working on RAD. President Stephanie Moran commended the agency for the fine job they have been doing.

**Old Business**
Kim Townsend noted that we will be doing a HAP contract with AHI soon.

**New Business**
None at this time.

**Correspondence**
Several articles from the Anderson Herald Bulletin are attached.

**Adjournment**
Motion by Mike Ward. Seconded by Kimberlan Peak-Hill. None opposed. Motion carried.

**Meeting adjourned.**

The next meeting will be October 21, 2026.

Respectfully submitted by:

_____ _____
Kimberly Townsend, Managing Agent Date

Attested by:

_____ _____
Stephanie Moran, AHI President Date