

**MINUTES OF THE ANDERSON HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING
October 22, 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

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

Staff Absent

Kimberly Townsend

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

Approval of Meeting Minutes for September 24, 2025

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

Staff Reports

Section 8 reports given and read by Alacia Goettman.
Public Housing reports given and read by Mary Davis.
Maintenance report given and read by Nathan Henry.
ARPA and FSS (Family Self-Sufficiency) reports were given and read by Wendy King. The ARPA funds should be depleted by December. We will have another lady graduating from the FSS program next month.
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. Our annual audit is back, and we have a finding in the miscellaneous section. Brian Havrilak, our fee accountant, is not worried, and neither is

Kim. When we switched computer systems from Yardi to PHA-Web, the balances were not put in properly from Yardi, even though Brian did all the adjustments properly, and it was fixed before it was found, but AB at Audit Solutions did not like it.
Mike Dauss recommended documenting everything you were told regarding capital funds.

Approval of the Finance Report

Motion by Pauline Neal. Seconded by Sylvia Bogle. None opposed. Motion carried.

Executive Director’s Report-Kimberly Townsend

Report given by Kim Townsend. Kim Townsend presented a written report in her absence. She was invited to a housing conference with the Madison County Community Foundation.

Old Business

None at this time.

New Business

The November meeting will now be combined with the Annual Meeting at the Jetty Center on December 10th. In January, we will have an Executive Session at 11:30 a.m., and then our regular session will begin at 12:00 p.m.

Correspondence

Several articles from the Anderson Herald Bulletin are attached.

Adjournment

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

Meeting adjourned.

The next meeting will be December 10, 2025.

Respectfully submitted by:

Kimberly Townsend, CEO/ED

Date

Attested by:

Mike Dauss, Chairman

Date