

**MINUTES OF THE ANDERSON HOUSING INCORPORATED
BOARD OF DIRECTORS MEETING
November 19, 2025
12:00 p.m.**

Attendance

AHI Directors Present

Stephanie Moran-AHA
Mike Ward-AHA
Rob Spaulding-AHA
Kimberlan Peak-Hill-AHA
Gloria Benson-AHA
Rob Sparks-AHA
Vacancy
Vacancy

AHI Directors Absent

Katherine Holzleiter

Staff Present

Kimberly Townsend (At another meeting, will try to attend the board meeting before adjournment.)
Kevin Sulc
Angela Kaster
Amy Davis
Alacia Goettman
Marian Miller
Wendy King
Mary Davis
Nathan Henry

Staff Absent

Guest Present

Ken de la Bastide-Anderson Herald Bulletin-Reporter

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

Approval of Meeting Minutes for October 15, 2025

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

Property Manager's Report-Marian Miller

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

Maintenance Report-Nathan Henry

Maintenance Report given and read by Nathan Henry. We have been working on unit turns.

ARPA/FSS Reports-Wendy King

ARPA and FSS Reports given and read by Wendy King. We have only had five requests in November. We should have a graduate from FSS in December.

Director of Development's Report-Kevin Sulc

Director of Development's Report given and read by Kevin Sulc. They are working on the fence on our north lots today.

Finance Report-Amy Davis

Finance Report given and read by Amy Davis. We had a small profit for the month.

Approval of the Finance Report

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

2026 AHI Budget

2026 AHI Budget given and read by Amy Davis. We would like to change the fiscal year of AHI to the same as AHA, which would be April 1-March 31. I have prepared this budget to follow the AHA fiscal year. This budget could change with the RAD conversion.

Approval of the 2026 AHI Budget

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 while Kim Townsend was at another meeting. We have put major steps in place to make sure that maintenance and project development are sustained now and in the future.

Old Business

Kim Townsend and Kevin Sulc officially nominated Marquest Higgins to the AHI Board of Directors. He fulfills the Kirk Klabunde vacancy.

Motion to Elect Marquest Higgins to the AHI Board of Directors

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

New Business

Our joint meeting will be combined with our Annual Meeting at the Jetty Center on December 10th from 11:30am-1:30pm.

2026 Holiday Schedule presented.

2026 AHI and AHA Board Meetings Schedule presented for approval.

Approval of the 2026 AHI and AHA Board Meetings Schedule

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

Correspondence

Several articles from the Anderson Herald Bulletin are attached.

Adjournment

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

Meeting adjourned.

The next meeting will be December 10, 2025.

Respectfully submitted by:

Kimberly Townsend, Managing Agent

Date

Attested by:

Stephanie Moran, President

Date