

**MINUTES OF THE ANDERSON HOUSING INCORPORATED
BOARD OF DIRECTORS MEETING
August 20, 2025
12:00 p.m.**

Attendance

AHI Directors Present

Rob Sparks-AHA
Stephanie Moran-AHA
Kimberlan Peak-Hill-AHA
Rob Spaulding-AHA
Gloria Benson-AHA
Katherine Holzleiter-Zoom
Vacancy
Vacancy

AHI Directors Absent

Mike Ward

Staff Present

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

Staff Absent

Guest Present

None at this time.

Meeting Called to Order/Roll Call

AHI Board Vice President, Rob Sparks called the meeting to order and chaired the August 20, 2025, AHI Board Meeting. The board took a moment of silence in honor of the Life of Terry Taylor. Kim Townsend presented and read the Resolution Honoring the Life, Legacy, and Service of Mr. Terence “Terry” Taylor. Roll call was taken, and a quorum was present.

Approval of Agenda

Motion by Stephanie Moran. Seconded by Kimberlan Peak-Hill. None opposed. Motion carried.

Approval of Meeting Minutes for July 16, 2025

Motion by Stephanie Moran. Seconded by Rob Spaulding. None opposed. Motion carried.

Property Manager’s Report-Mary Davis

Property Manager’s Report given and read by Mary Davis. Kim Townsend noted that we have an inhouse hire to assist Mary as a Housing Specialist, Marian Miller. Kevin Sulc presented the Maintenance Report. There was a slight discussion on the future of Parkview and purchasing it from ERS.

ARPA/FSS Reports-Wendy King

ARPA and FSS Reports given and read by Wendy King. We had a graduate from FSS in July with an escrow amount of \$18k. We have two graduates from FSS now.

Director of Development's Report-Kevin Sulc

Director of Development's Report given and read by Kevin Sulc. Fredericks and Royal Flush continue to work in Lincolnshire.

Finance Report-Amy Davis

Finance Report given and read by Amy Davis. We have a small profit this month.

Approval of the Finance Report

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 Kim Townsend. We submitted our SAC application on the thirty-three properties. We will be selling five of the properties. AHI will be growing in the future.

Old Business

None at this time.

New Business

Kim Townsend asked that the board start thinking of some people to nominate as AHI Board Directors at our next meeting. Kevin Sulc added that we need to become a CHDO (Community Housing Development Organization). Kevin read the board requirements to become a CHDO. We already have three members of the board that qualify us as a CHDO. Stephanie Moran also qualifies us with her position at Jane Pauley.

Election of the AHI Board President due to the passing of Terry Taylor.

Approval to Elect Stephanie Moran as the AHI Board President

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

Correspondence

Several articles from the Anderson Herald Bulletin are attached.

Kim Townsend noted that Stephanie Moran has a new role in the community. Amy and Angela will be attending the Madison County Leadership Academy for us. We thank the board for getting through some employee issues with us. We will be implementing a strict NDA policy and having all employees sign going forward.

Adjournment

Motion by Kimberlan Peak-Hill. Seconded by Stephanie Moran. None opposed. Motion carried.

Meeting adjourned.

The next meeting will be September 17, 2025.

Respectfully submitted by:

Kimberly Townsend, Managing Agent

Date

Attested by:

Rob Sparks, Vice President

Date