

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

**March 18, 2026**

**12:00 p.m.**

**Attendance**

**AHI Directors Present**

Stephanie Moran-AHA  
Kimberlan Peak-Hill-AHA  
Mike Ward-Zoom  
Rob Spaulding-Zoom  
Katherine Holzleiter-AHA  
Vacancy  
Vacancy

**AHI Directors Absent**

Rob Sparks  
Gloria Benson

**Staff Present**

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

**Staff Absent**

Kevin Sulc

**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 Katherine Holzleiter. Seconded by Kimberlan Peak-Hill. None opposed. Motion carried.

**Approval of Meeting Minutes for February 18, 2026**

Motion by Mike Ward. Seconded by Rob Spaulding. 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. We are finishing up at Parkview Place.

**ARPA/FSS Reports-Wendy King**

ARPA and FSS Reports given and read by Wendy King. In the next few months there will be a few ladies graduating from the FSS program.

**Director of Development's Report-Kevin Sulc**

Director of Development's Report given by Kevin Sulc and read by Kim Townsend. We will be opening the waiting list for Lincolnshire around the beginning of April. Our last day at Parkview

Place will be March 31, 2026. We are considering managing a property for PathStone in Muncie.

**Finance Report-Amy Davis**

Finance Report given and read by Amy Davis. There was a small profit for the month. We will be changing to the AHA fiscal year starting April 1, 2026. I will try to get with Rob Spaulding to go over the budget to present to you soon.

**Approval of the Finance Report**

Motion by Kimberlan Peak-Hill. 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 meeting with the tenants regarding the vouchers coming up. We will have briefings to explain vouchers in depth. The board discussed what the relationship would look like between AHA and AHI in the near future. Kim noted that the directors might like to attend the 2026 NCRC Conference in August, just let Angela know if you are interested.

**Old Business**

None at this time.

**New Business**

Stephanie Moran read Marquest Higgins' resignation letter to the board.

**AHI Board of Directors Accepts the Resignation of Board Director-Marquest Higgins**

Motion by Katherine Holzleiter. Seconded by Kimberlan Peak-Hill. None opposed. Motion carried.

Stephanie Moran acknowledged that the AHI Board of Directors has two vacancies to fill.

**Correspondence**

Several articles from the Anderson Herald Bulletin are attached.

**Adjournment**

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

**Meeting adjourned.**

The next meeting will be April 15, 2026.

Respectfully submitted by:

\_\_\_\_\_  
Kimberly Townsend, Managing Agent

\_\_\_\_\_  
Date

Attested by:

\_\_\_\_\_  
Stephanie Moran, President

\_\_\_\_\_  
Date