

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

**April 15, 2026
12:00 p.m.**

Attendance

AHI Directors Present

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

AHI Directors Absent

Stephanie Moran
Katherine Holzleiter

Staff Present

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

Staff Absent

Marian Miller
Nathan Henry

Guest Present

Ken de la Bastide-Anderson Herald Bulletin-Reporter

Meeting Called to Order/Roll Call

AHI Board Secretary/Treasurer, Kimberly Townsend called the meeting to order. Roll call was taken, and a quorum was present.

Approval of Agenda

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

Approval of Meeting Minutes for March 18, 2026

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

Property Manager's Report-Marian Miller

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

Maintenance Manager's Report-Nathan Henry

Property Manager's Report given by Nathan Henry and read by Kevin Sulc. Kim Townsend noted that we are finished with Parkview Place.

ARPA/FSS Reports-Wendy King

ARPA and FSS Reports given and read by Wendy King. We used the last of the ARPA funds in March. I have a graduate from the FSS program this month who is starting her own cookie business. Kimberlan Peak-Hill noted that she has two FSS graduates closing on houses soon.

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. I also opened a money market account.

Approval of the Finance Report

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

Revised 2027 AHI Budget-Amy Davis

Revised 2027 AHI Budget given and read by Amy Davis.

Approval of the Revised 2027 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 Kimberly Townsend. Kim thanked Rob Spaulding for his help with the budget. We are still meeting with the tenants regarding the vouchers coming up. We are also looking at managing another property for PathStone in Muncie, but it is completely updated.

Old Business

None at this time.

New Business

AHI Board Director Nomination-Greg Bramwell

Motion to Elect Greg Bramwell to the AHI Board of Directors

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

AHA Board Resolution 2026-07-Resolution Directing Anderson Housing Inc. to Amend Its By-Laws. Kim Townsend presented and read the resolution to increase the number of AHA Board Commissioners to AHI Board Directors to three. The AHI By-Laws must be adjusted before a third commissioner can be assigned. Kevin Sulc recommended a committee to review and adjust the AHI By-Laws. Rob Spaulding and Rob Sparks volunteered to serve on the committee with Kevin Sulc.

Correspondence

Several articles from the Anderson Herald Bulletin are attached.

Kim Townsend noted that we are having a Roaring 1920s Party for our Lincolnshire Grand Opening/Ribbon Cutting Ceremony. Official invitations will be going out soon.

Adjournment

Without hearing any objections, the board was adjourned via consensus by Kim Townsend.

Meeting adjourned.

The next meeting will be May 20, 2026.

Respectfully submitted by:

Kimberly Townsend, Managing Agent

Date

Attested by:

Stephanie Moran, President

Date