

**MINUTES OF THE ANDERSON HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING
April 22, 2026-12:00 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

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

Staff Absent

Guest Present

Ken de la Bastide-Anderson Herald Bulletin-Reporter
Katherine Holtzleiter-AHI Board Director

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 Mike Ward. None opposed. Motion carried.

Approval of Meeting Minutes for March 25, 2026

Motion by Sylvia Bogle. Seconded by Keith Grubbs. None opposed. Motion carried.

Staff Reports

Section 8 reports given and read by Alacia Goettman. Alacia also included a SEMAP (Section 8 Management Assessment Program) Certification, which is our report card from HUD. Last year we received 130 out of 130, so we went from “Troubled Status” years ago to now being a “High Performing Agency”. We should receive the same score this year.

Public Housing reports given and read by Mary Davis. Mary distributed the Resident Monthly Newsletter. We are conducting housekeeping inspections this month. We are also introducing and enforcing our parking policy, so we will be distributing parking stickers and will register their vehicles.

Maintenance report given and read by Nathan Henry.

ARPA and FSS (Family Self-Sufficiency) reports were given and read by Wendy King. All the ARPA funds have been distributed. Ken will be doing another article on a couple of our graduates from the FSS Program.

AHI Project Development, HR, and Mileage reports were given and read by Kevin Sulc. The HR report remained the same. The flooring is being put in today at Lincolnshire on the top floor. We have a new and cost-effective way to resurface bathtubs. Kevin showed examples with pictures.

Finance Report prepared by Amy Davis

The Finance report was given and read by Amy Davis. Discussion on the year end summary. Our fee accountant is not going to come to Indiana for our year end close. He is going to wait and visit when the auditors are here.

Approval of the Finance Report

Motion by Rob Spaulding. Seconded by Keith Grubbs. None opposed. Motion carried.

Executive Director's Report-Kimberly Townsend

Report given by Kim Townsend. Kim thanked Rob Spaulding for his assistance with the budget. We have renewed with our current auditors (Audit Solutions) for another three years. We submitted a grant to the city to be used for paving AHA office parking lot.

*Pauline Neal joined the meeting. *

Kim welcomed AHI Board Director, Katherine Holtzleiter, to the meeting as a visitor. Kim acknowledged the benefits from the homeless movie event at The Paramount Theatre. Mary Davis won a grant for "Mommy and Me" from the Madison County Community Foundation at their annual luncheon. Our grand opening for Lincolnshire will be this summer with a Roaring 1920s theme, so please dress accordingly. The board discussed homeless issues.

Old Business

None at this time.

New Business

None at this time.

Correspondence

Several articles from the Anderson Herald Bulletin are attached.

Adjournment

Without hearing any objections, the board was adjourned via consensus by Mike Dauss.

Meeting adjourned.

The next meeting will be May 27, 2026.

Respectfully submitted by:

Kimberly Townsend, CEO/ED

Date

Attested by:

Mike Dauss, Chairman

Date