

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

**May 20, 2026
12:00 p.m.**

Attendance

AHI Directors Present

Stephanie Moran-AHA
Rob Sparks-AHA
Katherine Holzleiter-Zoom
Rob Spaulding-AHA
Gloria Benson-AHA
Greg Bramwell-AHA
Vacancy

AHI Directors Absent

Kimberlan Peak-Hill
Mike Ward

Staff Present

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

Staff Absent

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 Rob Spaulding. Seconded by Rob Sparks. None opposed. Motion carried.

Approval of Meeting Minutes for April 15, 2026

Motion by Rob Sparks. 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 by Nathan Henry and read by Kevin Sulc.

Terminations/FSS Reports-Wendy King

Terminations and FSS Reports given and read by Wendy King. Wendy explained her new terminations report. How we find and follow up on tenants. Wendy summarized the FSS Program for the new Director, Greg Bramwell.

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 Rob Sparks. None opposed. Motion carried.

Managing Agent's Report-Kimberly Townsend

The Managing Agent's Report was presented by Kimberly Townsend. Kim asked Greg Bramwell to join the finance committee, and he accepted. We have to keep our eyes on our properties. We have returned to our quarterly housekeeping inspections of our properties, because tenants do not always take care of what they have.

Old Business

Bylaws Committee Report-Nothing to report at this time.

New Business

AHI Board Director Elections for Katherine Holtzleiter and Rob Sparks for another two-year term.

Motion to Reelect AHI Board Directors Katherine Holtzleiter and Rob Sparks for another two-year term.

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

AHI Board Officer Reelections for Stephanie Moran, President; Rob Sparks, Vice President; and Kimberly Townsend, Secretary/Treasurer.

Motion to Reelect AHI Board Officers Stephanie Moran, President; Rob Sparks, Vice President; and Kimberly Townsend, Secretary/Treasurer.

Motion by Greg Bramwell. Seconded by Rob Sparks. None opposed. Motion carried.

AHI Board Director Nomination-Tamara Dreger

Motion to Elect Tamara Dreger to the AHI Board of Directors

Motion by Rob Spaulding. Seconded by Greg Bramwell. None opposed. Motion carried.

AHI Board Resolution 2026-01-Resolution Approving the Submission of an Application for Low Income Housing Tax Credits for the Proposed Development of Lynnwood Village and Westvale Manor Apartments. The resolution was presented by Kim Townsend and read by Stephanie Moran.

Motion to Approve AHI Board Resolution 2026-01-Resolution Approving the Submission of an Application for Low Income Housing Tax Credits for the Proposed Development of Lynnwood Village and Westvale Manor Apartments

Motion by Katherine Holzleiter. Seconded by Gloria Benson. None opposed. Motion carried.

Correspondence

Several articles from the Anderson Herald Bulletin are attached. Kim Townsend noted that the Women in Philanthropy luncheon is one of the events that our new AHI Board Director, Tamara Dreger is in charge of. AHA also won a grant at the luncheon for “Mommy and Me”.

Adjournment

Without hearing any objections, the board was adjourned via consensus by Stephanie Moran.

Meeting adjourned.

The next meeting will be June 17, 2026.

Respectfully submitted by:

Kimberly Townsend, Managing Agent

Date

Attested by:

Stephanie Moran, President

Date