

**MINUTES OF THE ANDERSON HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING
May 27, 2026-12:00 p.m.
In-Person and Via Zoom**

Attendance

AHA Commissioners Present

Mike Dauss-AHA
Pauline Neal-Zoom
Sylvia Bogle-AHA
Mike Ward-AHA
Rob Spaulding-AHA
Keith Grubbs-AHA
Darla Sallee-Zoom

AHA Commissioners Absent

Staff Present

Kimberly Townsend
Amy Davis
Angela Kaster
Alacia Goettman
Mary Davis

Staff Absent

Kevin Sulc
Wendy King
Nathan Henry

Guest Present

None at this time.

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

Approval of Meeting Minutes for April 22, 2026

Motion by Mike Ward. Seconded by Pauline Neal. None opposed. Motion carried.

Staff Reports

Section 8 reports given and read by Alacia Goettman. Alacia noted the agency is looking at discussing a change at how we look at the discrepancies with marijuana charges. We want to treat everyone equally. Each state also has different laws. Also, according to the lease tenants sign with us, there is no smoking of any kind in our units. Board discussion.

Public Housing reports given and read by Mary Davis. Mary distributed the Resident Monthly Newsletter. Our Resident Advisory Board meetings have been running smoothly and properly. We are enforcing our parking policy, so we will be towing vehicles on Friday.

Maintenance report given by Nathan Henry and read by Kim Townsend.

Terminations Activity and FSS (Family Self-Sufficiency) reports were given by Wendy King and read by Kim Townsend.

AHI Project Development, HR, and Mileage reports were given by Kevin Sulc and read by Kim Townsend. The HR report remained the same.

Finance Report prepared by Amy Davis

The Finance report was given and read by Amy Davis. Public Housing had a small profit for the month. Section 8 had a small profit for the month.

Approval of the Finance Report

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

Executive Director's Report-Kimberly Townsend

Kim Townsend had to leave the meeting right before her report was due. Nothing was reported at this time.

Old Business

None at this time.

New Business

AHA Board Resolution 2026-08-Board Resolution for the Amendment to Admissions and Continued Occupancy Plan (ACOP): Criminal Activity Evidentiary Standards

The resolution was given and read by Alacia Goettman. Our Attorney, Thomas Beeman, has already reviewed the resolution for necessary verbiage.

Approval of Resolution 2026-08

Motion by Mike Ward. Seconded by Sylvia Bogle. Vote: 7 yeas, 0 nays. None opposed. Motion carried.

AHA Board Resolution 2026-09-Resolution to Adopt Travel and Training Policy-Tabled until next board meeting.

The resolution was given and read by Amy Davis. Board discussion. Changes given to Amy to make and present revised resolution to the board next month.

Correspondence

Several articles from the Anderson Herald Bulletin are attached.

Adjournment

Motion by Sylvia Bogle. Seconded by Rob Spaulding. None opposed. Motion carried.

Meeting adjourned.

The next meeting will be June 24, 2026.

Respectfully submitted by:

Kimberly Townsend, CEO/ED

Date

Attested by:

Mike Dauss, Chairman

Date