

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

**June 17, 2026
12:00 p.m.**

Attendance

AHI Directors Present

Stephanie Moran-AHA
Rob Sparks-AHA
Katherine Holzleiter-AHA
Rob Spaulding-AHA
Gloria Benson-AHA
Kimberlan Peak-Hill-AHA
Greg Bramwell-AHA
Tamara Dreger-AHA

AHI Directors Absent

Mike Ward

Staff Present

Kimberly Townsend
Kevin Sulc
Amy Davis
Angela Kaster
Wendy King
Marian Miller
Nathan Henry

Staff Absent

Alacia Goettman

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 Kimberlan Peak-Hill. Seconded by Greg Bramwell. None opposed. Motion carried.

The Board recognized the new AHI Board Director, Tamara Dreger.

Approval of Meeting Minutes for May 20, 2026

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

Property Manager's Report-Marian Miller

Property Manager's Report given and read by Marian Miller. Marian passed out a flyer for the new Lincolnshire Apartments.

Maintenance Manager's Report-Nathan Henry

Property Manager's Report given and read by Nathan Henry.

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, Tamara Dreger.

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.

Approval of the Finance Report

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. We have been keeping an eye on the maintenance expenses. Kim told the board about the 2026 NCRC Conference coming up if they would like to attend. Kim recognized Stephanie Moran for her accomplishments in Rotary and soon to be named Central Indiana Rotary District Governor.

Old Business

Bylaws Committee Report-Nothing to report 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 Stephanie Moran.

Meeting adjourned.

The next meeting will be July 15, 2026.

Respectfully submitted by:

Kimberly Townsend, Managing Agent

Date

Attested by:

Stephanie Moran, President

Date