

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

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

Attendance

AHI Directors Present

Mike Ward-AHA
Katherine Holzleiter-AHA
Gloria Benson-AHA
Kimberlan Peak-Hill-Zoom
Greg Bramwell-AHA

AHI Directors Absent

Stephanie Moran
Rob Sparks
Rob Spaulding
Tamara Dreger

Staff Present

Kevin Sulc
Amy Davis
Angela Kaster
Wendy King
Nathan Henry

Staff Absent

Kimberly Townsend
Alacia Goettman
Marian Miller

Guest Present

Ken de la Bastide-Anderson Herald Bulletin-Reporter

Meeting Called to Order/Roll Call

AHI Past Board President, Kevin Sulc called the meeting to order. Roll call was taken, and a quorum was present.

Approval of Agenda

Motion by Mike Ward. Seconded by Katherine Holzleiter. None opposed. Motion carried.

Approval of Meeting Minutes for June 17, 2026

Motion by Greg Bramwell. 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. Marian is doing housekeeping inspections today.

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. Wendy noted that when a participant resigns from the program, their saved money is forfeited and goes to help other participants.

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 loss for the month.

Approval of the Finance Report

Motion by Katherine Holzleiter. Seconded by Greg Bramwell. None opposed. Motion carried.

Managing Agent's Report-Kimberly Townsend

The Managing Agent's Report was combined with the report given by Kevin Sulc. Kimberly Townsend was attending a conference.

Old Business

Kevin Sulc reviewed the amended AHI Bylaws.

AHI Resolution 2026-02-Resolution Approving the Amended AHI Bylaws.

Resolution given and read by Kevin Sulc.

Approval of AHI Board Resolution 2026-02-Resolution Approving the Amended AHI Bylaws

Motion by Mike Ward. Seconded by Katherine Holzleiter. None opposed. Motion carried.

New Business

The August AHI Board Meeting date needs to be changed from August 19, 2026, since staff and board members will be attending the 2026 NCRC Conference. The AHI Board approved August 12, 2026, as the new AHI Board Meeting date.

Approval of The New August AHI Board Meeting Date of August 12, 2026

Without hearing any objections, the board approves via consensus.

Correspondence

Several articles from the Anderson Herald Bulletin are attached.

Adjournment

Motion by Greg Bramwell. Seconded by Mike Ward. None opposed. Motion carried.

Meeting adjourned.

The next meeting will be August 12, 2026.

Respectfully submitted by:

Kimberly Townsend, Managing Agent

Date

Attested by:

Kevin Sulc, Past AHI President

Date