

Minutes of the Waynesville Housing Authority Board of Commissioners
Virtual Meeting/ Regular Meeting
October 23, 2024

The Waynesville Housing Authority Board of Commissioners met on Wednesday, October 23, 2024, at 9:00 a.m. at the Waynesville Administrative Office, 48 Chestnut Park Drive, Waynesville, NC.

A quorum was legally convened. Board Chairman Amanda Haithecox called the meeting to order at 8:58 a.m. with the following members participating:

Board Chairman Amanda Haithecox, Board Vice Chairman Ryan Newell, Commissioner Sandra Arnold, and Commissioner H.P. Dykes, Commissioner Corey Isbell, Commissioner Amanda Singletary, Commissioner Colleen Davis

The following staff members and professionals were present:

Executive Director Belinda Kahl

The regular September 25, 2024, meeting minutes were forwarded to the board members before review. A motion was made by Commissioner Colleen Davis, seconded by Commissioner H.P. Dykes, to approve the minutes after correcting the staff position title. The motion passed unanimously.

The Financial reports were forwarded to the board members before review. Commissioner H.P. Dykes had questions about the CFP timelines and the change of electricity from Housing Authority-paid to resident paid. A motion was made by Commissioner H.P. Dykes, seconded by Commissioner Ryan Newell, to defer the financials until the audited number comes out. The motion passed unanimously.

Commissioner H.P. Dykes discussed the situation with the Tower roof Grant and the need to meet with the Southwestern Commission before the audit begins.

Executive Director Belinda Kahl gave development updates. These included the status of the apartments after Hurricane Helens, the ACOP with HOTMA changes, and the establishment of a resident council.

The current by-laws were forwarded to the board members for review. Commissioner Amanda Singletary, seconded by Commissioner H.P. Dykes to change the wording of Section 1. Regular Meeting. A motion was made by Commissioner Amanda Singletary, seconded by Commissioner H.P. Dykes, to change the wording to, unless otherwise posted or noticed. The motion passed unanimously.

The timeline for the Audit was discussed regarding the anticipated date of the December meeting. The board discussed changing the meeting date to December 18, 2024, and whether the auditors would have the audit or financial statements ready in December.

With no further business, a motion was made by Commissioner Ryan Newell, seconded by Commissioner Amanda Singletary to adjourn the meeting. The motion passed unanimously.

The meeting was adjourned at 9:56 a.m.

Amanda Haithecox, Chairman

Belinda Kahl, Secretary