

Minutes of the Waynesville Housing Authority Board of Commissioners
Virtual Meeting/ Regular Meeting
September 25, 2024

The Waynesville Housing Authority Board of Commissioners met on Wednesday, September 25 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 Haithcox called the meeting to order at 9:00 a.m. with the following members participating:

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

The following staff members and professionals were present:

Executive Director Belinda Kahl

The following Board Commissioners are absent:

Commissioner Colleen Davis

The regular August 28, 2024, meeting minutes were forwarded to the board members before review. A motion was made by Commissioner Ryan Newell, seconded by Commissioner Amanda Singletary, to approve the minutes. The motion passed unanimously.

The Financial reports were forwarded to the board members before review. The working process for the Capital Fund Program was discussed as well as the audit. A motion was made by Commissioner H.P. Dykes, seconded by Commissioner Ryan Newell, to accept the financials. The motion passed unanimously.

Executive Director Belinda Kahl gave development updates. Updates included information about the staffing changes, PHAS scoring, the Halloween event, and the purpose of the budget revision.

The board was informed about the Southwestern Commission grant information that was used to replace the Tower roof. There are issues due to how WHA is funded and there will be a meeting with members of the Southwestern Commission. The board will be informed of the results when available.

There were residents in attendance for comments. A resident mentioned making the board more available to all the residents. The board discussed having meetings at the Tower periodically to make themselves available. The previous site manager had comments regarding the Executive Director. The comments will be forwarded to the board directly from the site manager.

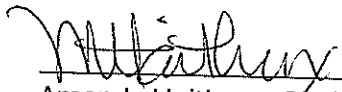
The budget revisions were forwarded to the board members for review. The changes are needed for year-end and audit purposes. A motion was made by Commissioner H.P. Dykes, seconded by Commissioner Amanda Singletary, to approve the budget revisions. The motion passed unanimously.


The upcoming fiscal year budget for the Public Housing property was submitted to the board prior to review. A motion was made by Commissioner H.P. Dykes, seconded by Commissioner Ryan Newell to approve the budget. The motion passed unanimously.

The board discussed the by-laws that the Board of Commissioners operate by. The discussion entailed number of members, who acts as the secretary, and Sandra Arnold brought up compensation for the tenant member with language from the Admission and Continued Occupancy Policy. Having more members would make it potentially harder to have a quorum, and the Executive Director will look into compensation and the ACOP policy and report back to the Board, the by-laws do not allow a Commissioner to be secretary of the meeting therefore that job duty will pass back to the Executive Director. A motion was made by Commissioner Ryan Newell, seconded by Commissioner Amanda Singletary, to have the Executive Director be the secretary for the Board of Commissioners again. The motion passed unanimously.

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

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


Amanda Haithcox, Chairman


Belinda Kahl, Secretary