

Minutes of the Waynesville Housing Authority Board of Commissioners
Regular Meeting
June 25, 2025

The Waynesville Housing Authority Board of Commissioners met on Wednesday, June 25, 2025, at 9:00 a.m. at the Waynesville Administrative Office, 48 Chestnut Park Drive, Waynesville, NC.

A quorum was legally convened. Board Chairman Ryan Newell called the meeting to order at 9:00 a.m. with the following members participating:

Board Chairman Ryan Newell, Board Vice-Chairman Amanda Singletary, Commissioner Corey Isbell, Commissioner Sandra Arnold, Commissioner H.P. Dykes, Commissioner Emilee Nidiffer (Tardy)

The following staff members and professionals were present:

Executive Director Belinda Kahl
Matt Hoyle with Haywood Community College

The regular May 28, 2025, meeting minutes were forwarded to the board members for review. A motion was made by Commissioner H.P. Dykes, seconded by Commissioner Sandra Arnold, to approve the minutes. The motion passed unanimously.

Commissioner Emilee Nidiffer arrived at 9:01. The Financial reports were forwarded to the board members for review. Questions regarding the balance of net position, dwelling rent credit, and tenant unearned revenue were discussed. A motion was made by Commissioner Sandra Arnold, seconded by Commissioner Emilee Nidiffer, to approve the May financials. The motion passed unanimously.

Matt Hoyle from Haywood Community College discussed the digital literacy program that is going out to the WHA tenants.

Executive Director Belinda Kahl gave development updates. These included information on interviewing potential board members, resubmittal of the emergency grant, and changing of board meeting dates due to vacation and training.

The Tower operating budget for the fiscal year beginning October 1, 2025, was forwarded to the board members for review. The board discussed staff training and tenant services line items. A motion was made by Commissioner Sandra Arnold, seconded by Commissioner Emilee Nidiffer, to approve resolution number 26-1, to approve the Tower operating budget. The motion passed unanimously.

The Public Housing operating budget for the fiscal year beginning October 1, 2025, was forwarded to the board members for review. The board discussed line items regarding other employee contributions, payroll, and hiring of another maintenance person. A motion was made by Commissioner Amanda Singletary, seconded by Commissioner Emilee Nidiffer, to approve the Public Housing operating budget. The motion passed unanimously.

The Capital Fund Program annual plan/budget for 2025 was forwarded to the board members for review. The board discussed whether there were any comments from the public and resident input. A motion was made by Commissioner Sandra Arnold, seconded by Commissioner Corey Isbell, to adopt resolution number 26-2 to approve the CFP annual plan/budget for 2025. The motion passed unanimously.

With Commissioner H.P. Dykes coming off the Board as of June 30, 2025, A resolution was presented to update the board members who are authorized signers on the financial institution accounts. A motion was made by Commissioner Sandra Arnold, seconded by Commissioner Amanda Singletary, to approve

resolution number 24-5 to remove Commissioner H.P. Dykes and add Commissioner Emilee Nidiffer to the financial institution accounts. The motion passed unanimously.

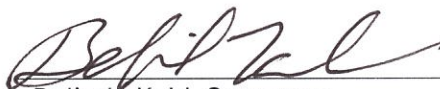
With new roofs and gutters on all public housing buildings, WHA has proposed trimming the trees in the developments to reduce the risk of damage from storms in the future. A motion was made by Commissioner Emilee Nidiffer, seconded by Commissioner Amanda Singletary, to approve resolution number 24-6, to enter into a contract with Diego's Tree Service with required property insurance. The motion passed unanimously.

Waynesville Housing Authority and the Board of Commissioners want to thank Commissioner H.P. Dykes for his 6 years of service for Waynesville Housing Authority.

The meeting was adjourned at 10:03 a.m.



Ryan Newell, Chairman



Belinda Kahl, Secretary