

Minutes of the Waynesville Housing Authority Board of Commissioners
Virtual Meeting/ Regular Meeting
January 22, 2025

The Waynesville Housing Authority Board of Commissioners met on Wednesday, January 22, 2025, at 9:00 a.m. at the Waynesville Administrative Office, 48 Chestnut Park Drive, Waynesville, NC.

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

Board Vice Chairman Ryan Newell, 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 December 18, 2024, meeting minutes were forwarded to the board members for review. A motion was made by Commissioner H.P. Dykes, seconded by Commissioner Amanda Singletary, to approve the minutes. The motion passed unanimously.

Nancy Lux, the auditor of Ray, Bumgarner, Kingshill & Asso., P.A. was present to present the audit report. A subsequent event was added to the report depending on further clarification of the grant the Tower received for the roof. Fluctuation in cash balance sheet, change in net position, funding restricted cash- all look appropriate. The fee accountant completed the MD&A, and there were no findings in any programs, no internal control issues, and there were no deficiency violations.

The Financial reports were forwarded to the board members for review. After the presentation of the audit report, a motion was made by Commissioner H.P. Dykes, seconded by Commissioner Colleen Davis, to approve the October through December Financial statements. The motion passed unanimously.

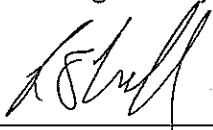
Commissioner Amanda Singletary left at 9:45 am, after stating that she looked through the ACOP policy and nothing was unusual.

Executive Director Belinda Kahl gave development updates. These included an update of the Tower switching to tenant-paid electricity and the need for a commercial electrician to split up the main panel box. The board discussed moving forward with the process. The Tower roof grant was discussed and where the process was at the time, as well as acquiring the playground from Habitat for Humanity residents on Davis Cove, and upcoming projects that are out for bid.

The updated ACOP and related policies were forwarded to the board members for review. A motion was made by Commissioner Colleen Davis, seconded by Commissioner H.P. Dykes to approve resolution number 24-2. The motion passed unanimously.

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

The meeting was adjourned at 10:17 a.m.



Ryan Newell, Vice-Chairman



Belinda Kahl, Secretary

Minutes of the Waynesville Housing Authority Board of Commissioners
Virtual Meeting/ Regular Meeting
February 26, 2025

The Waynesville Housing Authority Board of Commissioners met on Wednesday, February 26, 2025, at 9:00 a.m. at the Waynesville Administrative Office, 48 Chestnut Park Drive, Waynesville, NC.

A quorum was legally convened. Board Vice-Chairman Ryan Newell called the meeting to order at 8:55 a.m. with the following members participating:

Board Vice Chairman Ryan Newell, Commissioner Corey Isbell, Commissioner Amanda Singletary, Commissioner Sandra Arnold

The following staff members and professionals were present:

Executive Director Belinda Kahl

The regular January 22, 2025, meeting minutes were forwarded to the board members for review. A motion was made by Commissioner Amanda Singletary, seconded by Commissioner Corey Isbell, to approve the minutes. The motion passed unanimously.

The Financial reports were forwarded to the board members for review. Questions regarding the HUD money draws, utilities for the Tower, and the Laundry and Tenant Fund were discussed. A motion was made by Commissioner Amanda Singletary, seconded by Commissioner Sandra Arnold, to approve the January financials as written. The motion passed unanimously.

The board discussed Mandy Haithcox leaving since she was the board chairman. The board decided to have Ryan Newell sit as Board Chair and H.P. Dykes as the Vice-Chair until the yearly vote in the June board meeting.

Executive Director Belinda Kahl gave development updates. These included an update on the Tower roof grant, the flooding of a public housing unit, and contractor bids including the Ninevah parking area and Tower utility bid. There are multiple vacant units and an influx of applicants. Due to the volume of applicants, the public housing waiting lists will be closing.

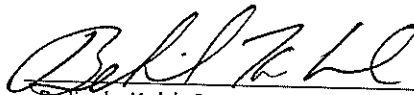
The board asked about a timeline for installing mini splits into the public housing apartments. WHA is busy at the moment and plans to work with HCC which was supposed to have a cooling system in May. There is already an approved CFP budget that includes adding mini splits to some units.

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

The meeting was adjourned at 9:37 a.m.



Ryan Newell, Vice-Chairman



Belinda Kahl, Secretary