Minutes of the Waynesville Housing Authority Board of Commissioners
Regular Meeting
August 20, 2025

The Waynesville Housing Authority Board of Commissioners met on Wednesday, August 20, 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 8:55 a.m. with the following members participating:

Board Chairman Ryan Newell, Commissioner Corey Isbell, Commissioner Sandra Arnold, Commissioner Emilee Nidiffer, Commissioner Colleen Davis, Commissioner James Yacobi

The following staff members and professionals were present:

Executive Director Belinda Kahl

The regular June 25, 2025, meeting minutes were forwarded to the board members for review. A motion was made by Commissioner Sandra Arnold, seconded by Commissioner Corey Isbell to approve the minutes. The motion passed unanimously.

The Financial reports were forwarded to the board members for review. A motion was made by Commissioner Sandra Arnold, seconded by Commissioner Corey Isball, to approve the June and July financials. The motion passed unanimously.

Executive Director Belinda Kahl gave development updates. These included information on the mini-split installation, the Tower building's future considerations of sale or hold, audit services for this upcoming audit year due to the previous auditor getting out of governmental accounting, and updates on bids for the Tower foundation work.

A motion was made by Commissioner Colleen Davis, seconded by Commissioner James Yacobi, to approve resolution number 24-8, to approve the updated Collection Loss and Write-Off (Bad Debt) Policy. The motion passed unanimously.

A motion was made by Commissioner Sandra Aronld, seconded by Commissioner Emilee Nidiffer, to approve resolution number 24-7, to enter into a contract with Premier Indoor Comfort Systems LLC for mini split installation in the one-bedroom apartments. The motion passed unanimously.

Commissioner Sandra Arnold mentioned some projects that have not been completed at the Tower. It was discussed to use contractors until another person is hired, which was approved with the new fiscal year budget beginning October 1, 2025.

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

Ryan Newell, Chairman

Belinda Kahl, Secretary