

Minutes of the Waynesville Housing Authority Board of Commissioners  
Virtual Meeting/ Regular Meeting  
May 22, 2024

The Waynesville Housing Authority Board of Commissioners met on Wednesday, May 22, 2024, at 9:00 a.m. at the Waynesville Administrative Office, 48 Chestnut Park Drive, Waynesville, NC.

A quorum was legally convened. Board Chairman Brian Cagle called the meeting to order at 9:01 a.m. with the following members participating:

Board Chairman Brian Cagle, Board Vice Chairman H.P. Dykes, Commissioner Sandra Arnold, Commissioner Ryan Newell, Commissioner Mandy Haithcox

The following staff members and professionals were present:

Executive Director Belinda Kahl, Cindy Rice (Legal representative with Roberts & Stevens P.A.)

The following Board Commissioners are absent:

Commissioner Donald McGowan

The regular April 24, 2024, meeting minutes were forwarded to the board members before review. A motion was made by Commissioner Ryan Newell, seconded by Commissioner Sandra Arnold, to approve the minutes. The motion passed unanimously.

The Financial reports were forwarded to the board members before review. After discussion of variances, a motion was made by Commissioner H.P. Dykes, seconded by Commissioner Mandy Haithcox, to approve the financials. The motion passed unanimously.

Executive Director Belinda Kahl gave development updates. Updates included the Tower gate install for the parking lot is complete, the Tower lightning protection underway but not complete yet, the hiring of maintenance staff, the storage building in Ninevah to bring a unit back into use, and the appointment of new board members.

A list of previous tenants with bad debt as well as a policy for writing off tenants were forwarded to the board members for review. A motion was made by Commissioner Mandy Haithcox, seconded by Commissioner Ryan Newell, to approve Resolution #23-6. The motion passed unanimously.

A resolution for changing signers on the bank accounts at Home Trust Bank due to expiring terms was forwarded to the board members for review. A motion was made by Commissioner H.P. Dykes, seconded by Commissioner Ryan Newell to approve Resolution #23-7. The motion passed unanimously.

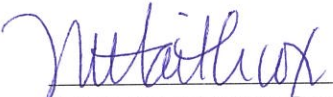
A resolution for authorizing the change of policies including the ACOP, Dwelling Lease, Grievance procedures, termination and eviction, etc. was forwarded to the board members for review. A motion was made by Commissioner Ryan Newell, seconded by Commissioner Sandra Arnold to adopt Resolution #23-5. The motion passed unanimously.

The board went into executive session at 9:28 to discuss personnel and contractors.

The executive session concluded at 10:03 am

After review during the executive session and with attorney corroboration, A motion was made by Commissioner Mandy Haithcox, seconded by Commissioner Ryan Newell, to end the contract with JAB Inc.

With no further business, the meeting was adjourned at 10:06 a.m.

  
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Amanda Haithcox, Board Chairman

  
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Belinda Kahl, Secretary