

Minutes of the Waynesville Housing Authority Board of Commissioners  
Virtual Meeting/ Regular Meeting  
December 27, 2023

The Waynesville Housing Authority Board of Commissioners met on Wednesday, December 27, 2023, at 9:00 a.m. at the Waynesville Administrative Office, 48 Chestnut Park Drive, Waynesville, NC.

A quorum was legally convened. Commissioner Donald McGowan, called the meeting to order at 9:00 a.m. with the following members participating:

Board Chairman Brian Cagle, Board Vice Chairman H.P. Dykes, Commissioner Donald McGowan, Commissioner Sandra Arnold, and Commissioner Ryan Newell, Commissioner Mandy Haithcox (tardy)

The following staff members and professionals were present:

Interim Executive Director Belinda Kahl, Auditor Nancy Lux with Ray, Bumgarner, Kingshill & Assoc., P.A.

The following Board Commissioners are absent:

Commissioner Michael Loomis

The Audit for the year ended September 30, 2023, was presented by Nancy Lux. Items discussed included fixed assets, CFP reports, software conversion, the Tower Reserve account, capital assets, and cash flow. Commissioner Mandy Haithcox joined the meeting at 9:13 am, Nancy Lux left the meeting at 9:43 am. A motion was made by Commissioner Donald McGowan to receive and record the audit report, seconded by Commissioner H.P. Dykes. The motion passed unanimously.

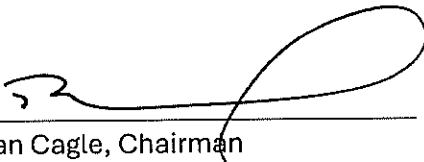
The regular November 15, 2023, meeting minutes were forwarded to the board members before review. A motion was made by Commissioner Donald McGowan, seconded by Commissioner Ryan Newell, to approve the minutes. The motion passed unanimously.

The Financial reports were forwarded to the board members before review. There were questions about the Tower financials regarding interest and the mortgage payment payable and interest not decreasing each month. A motion was made by Commissioner Donald McGowan, seconded by Commissioner H.P. Dykes, to approve the financials with footnotes. The motion passed unanimously.

Interim Executive Director Belinda Kahl gave development updates. Updates included the grant for the Tower roof, the process of public housing foundation issues, the leasing up of the daycare building, and unit turnarounds and processes.

A motion was made by Commissioner Ryan Newell, seconded by Commissioner Donald McGowan to go into executive session at 10:01 a.m. The board discussed the contract changes for the newly appointed Executive Director. The executive session concluded at 10:12 a.m.

With no further business, the meeting was adjourned at 10:15 a.m.

  
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Brian Cagle, Chairman

  
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Belinda Kahl, Secretary

Minutes of the Waynesville Housing Authority Board of Commissioners  
Virtual Meeting/ Regular Meeting  
February 28, 2024

The Waynesville Housing Authority Board of Commissioners met on Wednesday, February 28, 2024, at 9:00 a.m. at the Waynesville Administrative Office, 48 Chestnut Park Drive, Waynesville, NC.

A quorum was legally convened. Vice Chairman H.P Dykes called the meeting to order at 9:00 a.m. with the following members participating:

Board Vice Chairman H.P. Dykes, Commissioner Donald McGowan, Commissioner Sandra Arnold, and Commissioner Ryan Newell, Commissioner Mandy Haithcox, Commissioner Michael Loomis

The following staff members and professionals were present:

Interim Executive Director Belinda Kahl

The following Board Commissioners are absent:

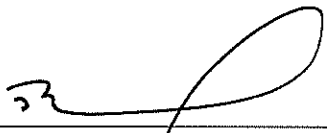
Chairman Brian Cagle

The regular December 27, 2023, meeting minutes were forwarded to the board members before review. A motion was made by Commissioner Donald McGowan, seconded by Commissioner Ryan Newell, to approve the minutes. The motion passed unanimously.

The Financial reports were forwarded to the board members before review. A motion was made by Commissioner Ryan Newell, seconded by Commissioner H.P. Dykes, to approve the financials. The motion passed unanimously.

Interim Executive Director Belinda Kahl gave development updates. Updates included the grants for the Tower roof, emergency grant for cameras, and the CDBG grant/letter of interest process. Storage sheds for the tenants, utility allowance update, daycare update, and updates of main lines busting at 2 developments and one unit.

With no further business, the meeting was adjourned at 9:48 a.m.



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Brian Cagle, Chairman



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Belinda Kahl, Secretary