

CENTRAL ARKANSAS HOUSING CORPORATION (CAHC)**SUMMARY MEETING MINUTES****Board of Directors Meeting - July 29, 2026**

Meeting	Central Arkansas Housing Corporation Board of Directors Meeting
Date / Time	Wednesday, July 29, 2026. Agenda time: approximately 1:30 p.m. / immediately following the LRHA Board meeting. Actual call to order: approximately 1:39 p.m.
Location	LRHA Building, 100 S. Arch Street, Little Rock, Arkansas 72201
Board Members	Donna Wickes, President; Daniel Sherrod
Roll Call	Donna Wickes present; Daniel Sherrod absent. Quorum announced.
Source Materials	July 29, 2026 CAHC agenda and combined raw transcript.

1. Call to Order / Roll Call

President Donna Wickes called the CAHC Board of Directors meeting to order at approximately 1:39 p.m. Dexter Brady conducted roll call. President Wickes was present, Director Daniel Sherrod was absent, and a quorum was announced.

2. Approval of Agenda and Minutes

- President Wickes stated that she approved the July 29, 2026 agenda. No separate motion or second was captured in the transcript.
- President Wickes stated that she reviewed and approved the June 17, 2026 CAHC meeting minutes. No separate motion or second was captured in the transcript.

3. Executive Director Report

- LRHA and CAHC continued meetings with Gorman and McCormack Baron and increased oversight of the properties managed under separate management agreements.
- Cumberland Manor and Metropolitan Village were under review for repositioning. Each 100-unit property was reported to have 17 PBV units, with five PBV vacancies at each property.
- Three of four Gorman-managed properties were more than 90 percent leased; Parris Towers was identified as the lowest-performing property.
- The HCV team was working to process applications promptly while ensuring inspections and required eligibility steps were completed before move-in.
- Weekly oversight addressed tenant complaints, air-conditioning concerns, remaining compliance matters, tenant receivables, vacancy analysis, work-order timeliness, and aging reports. The elevator issue was reported as repaired.
- President Wickes emphasized that LRHA remains accountable for the properties despite the use of third-party management companies and recognized the increased site and management oversight.

4. Financial Reports

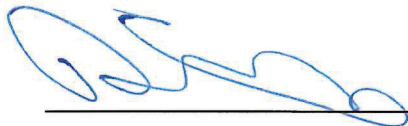
Dexter Brady reported that recurring monthly financial-review meetings would begin in August. Staff were sending questions and working with the accounting team to review financials and obtain clarification on identified issues.

5. Motions, Decisions, and Votes

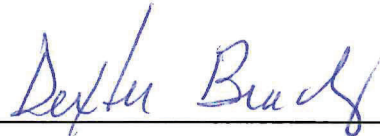
Item	Motion / Decision	Motion and Second	Result
Approval of Agenda	Approve the July 29, 2026 CAHC agenda.	No separate motion or second captured; President stated approval.	Approved.
Approval of Minutes	Approve June 17, 2026 CAHC meeting minutes.	No separate motion or second captured; President stated approval.	Approved.
Property Oversight	Continue increased monitoring of managed properties and repositioning analysis.	No motion required or captured.	Direction noted.
Financial Review	Begin monthly review meetings and resolve accounting questions.	No motion required or captured.	Follow-up noted.

6. Adjournment

President Wickes adjourned the CAHC Board of Directors meeting at approximately 1:45 p.m.



Donna Wickes, President



Dexter Brady, Interim Executive Director