MINUTES

CENTRAL ARKANSAS
HOUSING
CORPORATION

CENTRAL ARKANSAS HOUSING CORPORATION (CAHC)
SUMMARY MEETING MINUTES
Board of Directors Meeting - August 26, 2026

Meeting	Central Arkansas Housing Corporation Board of Directors Meeting
Date / Time	Wednesday, August 26, 2026. Agenda time: approximately 1:30 p.m. / immediately following the LRHA Board meeting. Recording timeline indicates approximately 1:28 p.m. to 1:33 p.m.; exact clock times were not stated.
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	August 26, 2026, CAHC agenda and combined raw transcript.

Draft Minutes Note | These summary minutes were prepared from the agenda and raw transcript and are intended for review and correction before final approval.

1. Call to Order / Roll Call

The CAHC meeting began after the LRHA meeting. The transcript does not state the clock time at call to order; the recording timeline places it at approximately 1:28 p.m. Dexter Brady conducted roll call. President Donna 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 August 26, 2026, CAHC agenda. No separate motion or second was captured in the transcript.
- President Wickes stated that she reviewed and approved the July 29, 2026, CAHC meeting minutes. No separate motion or second was captured in the transcript.

3. Executive Director Report

- Staff increased direct oversight of third-party management partners, including documentation and follow-up of tenant concerns and monthly meetings with Gorman.
- Staff were assisting management companies with applications and lease-up while ensuring HCV/PBV requirements were followed.
- Gorman property occupancy was reported as Jesse Powell Towers 94%, Cumberland Towers 95%, Parris Towers 82%, and Sunset Terrace 90%. A stated portfolio average of 89.6% should be verified against the written report.
- At McCormack Baron, Cumberland Manor and Metropolitan Village were each reported as 60-unit properties with 17 PBV units each. Fourteen of 17 PBV units were leased at each property, or approximately 82 percent.
- McCormack Baron management changes led to coordination with a new manager and area manager on the HCV/PBV lease-up process.
- HCV and accounting staff continued payment/HAP reconciliation and planned discussions with both management companies regarding tenant receivables.

4. Financial Reports

No separate standalone financial presentation was captured. Financial discussion was incorporated into the Executive Director Report and closing remarks, with emphasis on accurate HAP payments, payment reconciliation, PIC updates, tenant receivables, and reliable financial information.

5. Motions, Decisions, and Votes

Item	Motion / Decision	Motion and Second	Result
Approval of Agenda	Approve the August 26, 2026, CAHC agenda.	No separate motion or second captured; President stated approval.	Approved.
Approval of Minutes	Approve July 29, 2026, CAHC meeting minutes.	No separate motion or second captured; President stated approval.	Approved.
Property Oversight	Continue increased third-party property oversight, lease-up support, tenant-issue follow-up, and HCV/PBV coordination.	No motion required or captured.	Direction noted.
Financial Reconciliation	Continue monthly HAP/payment reconciliation and maintain accurate PIC and financial information.	No motion required or captured.	Follow-up noted.

6. Adjournment

President Wickes adjourned the CAHC Board of Directors meeting. Based on the recording timeline, adjournment occurred at approximately 1:33 p.m.

Greg Jungman (Nov 9, 2026 07:26:41 CST)

Greg Jungman, CAHC Board, President

Dexter Brady, Interim Executive Director