

**MAYNARD HOUSING AUTHORITY**  
15 POWDERMILL CIRCLE  
MAYNARD, MASSACHUSETTS 01754

**BOARD OF COMMISSIONERS**  
Bill Cranshaw  
Judith Peterson  
Matthew Preys  
Richard Greenaway

**Regular Meeting**  
**June 23, 2025, at 2:00 pm**

**Members present: Chair, William Cranshaw (WC), Judith Peterson (JP), Matthew Preys (MP), Richard Greenaway (RG)**

**No Public present.**

**Call to Order:** The meeting was called to order at 2:00 pm.

**Minutes from April 28, 2025, regular board meeting were reviewed. Brief discussion. Motion by RG to Approve minutes as written, Seconded by JP. The vote was unanimous 4 – 0.**

Vonnie Morris (VM), Executive Director (ED) provided board members with a copy of the Performance Management Review (PMR) Results. There was a brief discussion. MP asked about the Vacancy Submissions. ED stated that it was a clerical error, and staff are aware of mistakes and have systems in place to ensure it doesn't happen again. MP also asked about TAR reporting and Operating Statements. ED noted that was due to Fee Accountant filing reports one (1) day late.

BC discussed the need to nominate and approve a new Chair of the Board as his term expires June 30<sup>th</sup>, 2025. Judy Peterson nominated Matthew Preys as Chair. No other nominations were made. Motion by JP to Approve MP as Board Chair, Seconded by RG. The vote was unanimous. 4 – 0.

VM spoke briefly of the Management and Occupancy Review (MOR) for 2025. The MOR is being conducted on July 29, 2025.

A copy of the 2024 MOR closeout letter from Mass Housing was provided to the Board. Mass Housing is pleased with MHA's efforts to make the program effective.

VM gave an update on Project #174026 Deck & Rail Replacement. The interaction with construction crew and residents is positive. Residents are very happy with their new decks. Everything is going smoothly and quicker than when project began.

VM asked MP if he heard anything from the State regarding filling that open State Appointed Board position. Robert Subick has applied to fill that seat. State received Bob's application and his Bio. We are waiting for an update.

All bills and warrants were reviewed and executed properly.

Next regular meeting & Public Hearing was scheduled for August 25th, 2025, at 2 pm.

**A motion to adjourn was made by RG, Seconded by MP. The vote was unanimous 4 - 0.**

**The meeting adjourned at 2:24 pm.**

Date approved: \_\_\_\_\_