

MAYNARD HOUSING AUTHORITY
15 POWDERMILL CIRCLE
MAYNARD, MASSACHUSETTS 01754

BOARD OF COMMISSIONERS
Judith Peterson
Matthew Preys
Richard Greenaway

Public Hearing & Regular Meeting
August 25, 2025, at 2:00 pm

Members present: Chair, Matthew Preys (MP), Judith Peterson (JP), & Richard Greenaway (RG)

No Public present.

Call to Order: The Public Hearing & meeting was called to order at 2:08 pm.

Minutes from June 23, 2025, regular board meeting were reviewed. Brief discussion. Motion by RG to approve minutes as written, Seconded by JP. The vote was unanimous 3 – 0.

Vonnie Morris (VM) discussed the 2025 Annual Plan and the 5-year Capital Fund Action Plan for Dawn Grove, Federal Property. MP asked if there were any big projects planned or if there were limitations on what the money could be used for. Because Maynard Housing Authority (MHA) is a very small Housing Authority (HA), the funds can be spent on any upgrades/repairs necessary. 10 % of total grant is budgeted and can be utilized for administration costs. After brief discussion, Motion by RG to approve 2025 Annual Plan and 5-year Capital Fund Action Plan, Seconded by JP. The vote was unanimous 3 – 0.

VM discussed the HOTMA required updates, Tenant Selection Plan and Affirmative Fair Housing Marketing Plan for Concord Street Circle property. HUD approved MHA's new Affirmative Fair Housing Marketing Plan. Copy was provided to Board members. After brief review and discussion, Motion by RG to Approve new Tenant Selection Plan, Seconded by JP. The vote was unanimous 3 – 0. Next was Motion by RG to approve the Affirmative Fair Housing Marketing Plan, Seconded by JP. The vote was unanimous 3 – 0.

VM gave an update on Federal Audit. There were no findings. MP asked for a copy the financials. VM to provide once she receives a HUD approved audit report.

All bills and warrants were reviewed and executed properly.

Next regular meeting & Public Hearing was scheduled for September 22nd, 2025, at 2 pm.

A motion to adjourn was made by RG, Seconded by JP. The vote was unanimous 3 - 0.

The meeting adjourned at 2:39 pm.

Date approved: _____