

**MINUTES OF THE MEETING  
OF THE GROVELAND HOUSING AUTHORITY  
HELD ON FEBRUARY 20, 2020**

TOWN OF GROVELAND

2021 SEP 13 AM 10:32

LISA CLEM  
SECRETARY/TREASURER

The Commissioners of the Groveland Housing Authority (GHA) met in regular meeting at 10 River Pines Drive, Groveland, Massachusetts, on Thursday, January 16, 2020 at 4:30 P.M. Chairperson Prunier called the meeting to order at 4:31 P.M. and called the roll with the following responses:

**Present**

Inger Burke  
Elaine Davey  
Elizabeth Gorski  
Kathleen Prunier

**Absent**

Valerie Osborne

Also present at the meeting were Joseph A. Hart, Managing Director, Clara Ruiz Vargas, Assistant Director and seven members of the public were also in attendance.

**Review and Approval of the Minutes of the Meeting of January 16, 2020**

The board reviewed the minutes from the January 16, 2020 meeting with minimal discussion. Ms. Gorski made a motion to approve the minutes and was seconded by Ms. Davey. The motion passed unanimously.

**Review and Approval of Accounts Payable**

The board reviewed the accounts payable for January 2020. Ms. Gorski asked about the Baystate payment for bat removal with the impression that this invoice was on the high side. Mr. Hart explained that the service included plugging any openings in the community room building envelope that might allow the entry of bats. Bruce Moody added that several workers were on site and their work comes with a guarantee. Ms. Prunier inquired about the snowblower and ice melt spreader. Mr. Moody explained that the old machine still worked but to be more effective, he needed the new piece of equipment. He acknowledged that the ice melt spreader was expensive but again it is the most effective machine for our needs. Ms. Gorski then made a motion to approve the payables with a second from Ms. Burke and the motion passed unanimously.

An impromptu discussion followed about capital needs at River Pines with Mr. Moody mentioning roofs and the front and rear common entry doors as items which should be upgraded, funding permitting. Mr. Hart mentioned replacing the closet doors between the kitchens and baths. This door was designed to swing inward making much of the square footage of the closet unusable. Mr. Moody was going to look into an accordion-style door replacement. Ms. Prunier stated the Community Preservation Fund had close to one million dollars in it and we should see if any of that is available for the housing authority.

**Review of Work Orders**

The Board reviewed the work orders and were pleased to see descriptions of the calls. Mr. Moody was out for some of this period so the list had many site related work orders.

**Report of the Managing Director**

The Managing Director updated the board on the status of vacant units with the two vacancies to be occupied on March 1<sup>st</sup>. The Corrective Action Plan was requested to be closed in a letter to the HUD

Boston Office. The saga of the capital fund program and the environmental review sign off by Town Hall continued. A brief maintenance operations summary was also included.

#### **Comment Period for Commissioners and Public**

The larger than usual showing by the members of the public was due to concerns about safety specifically one resident who has been very disruptive lately. Ruth DeGarabedian of Unit 403 stated she was awakened at 4:45 A.M. by loud banging and noise coming from the 4B section of the building. Ms. DeGarabedian resides in the 4A section. Leeah Crane of Unit 405 stated that people were frightened with one stating they were going to start carrying a knife. Diane Peavey of unit 406 stated that a different tenant threatened to kill her with a knife several years ago and continues to threaten her at the community room by yelling and screaming at her. Several people in attendance thought the former disruptive tenant would be more appropriately housed in a group home. Mr. Moody pointed out that a client's participation with social service providers, in this case Vinfen, is voluntary. M. Hart asked that people document all instances and send them to the office. The next step would be to go to court. Ms. Davey added that we should put some pressure on Vinfen to manage this case better.

Mr. Hart stated that several reports of an unmuzzled dog had come in and the tenant was to called in for a conference. Susan Sweeney of Unit 115 said that security camera would be nice to have to help address this issue.

#### **Adjournment**

Ms. Prunier made a motion to adjourn at 6:09 P.M. Ms. Gorski seconded the motion and the meeting was adjourned.