

Ludlow Housing Authority  
Regular Board Meeting  
Wed, July 21, 2021, 11:00 AM  
Held in person at Wilson Street Community Hall  
114 Wilson Street, Ludlow, MA 01056

AGENDA

1. Roll Call, Members of Authority

Susan Stanek	Joshua Carpenter
David Sepanek	Audrey Polmanteer

2. Acceptance of the Minutes of the Meeting:

A. Minutes from June 16, 2021

3. Payment of Bills: Detailed report

4. Financial Report:

- A. Accountant Report: May 2021
- B. Accountant Report: June 2021
- C. Budget Revision Approval
- D. CIP Change Approval
- E. Annual Plan Approval after CIP acceptance

5. Modernization Report: Updates

- A. Flood 106A Wilson Street: Completed
- B. FISH # 161100 Laundry Room reconfiguration Wilson Street: DHCD active
- C. FISH # 161117 Vanity State St Development: DHCD design
- D. FISH # 161104 Replace Windows John Thompson Manor (4) units  
NTP July 26, 2021
- E. FISH #161099 PTAC replacement with ASHP: Active  
Change order #1 \$2,401.20 remove lower paneling, clean sheetrock, and paint walls.

- F. FISH # 161082 Hall Window replacement Wilson Community Room:  
active
- G. FISH # 161122 Boiler replacement Chestnut Street: DHCD: Cancelled
- H. LEAN State/Hampden/Meadow NTP
- I. LEAN Wilson/New Wilson NTP

6. Reading of the Correspondence:

- A. Public Housing Notices: Go to: MA Public Housing Notices to review
  - 1. PHN 2021-11 End of COVID-19 State of Emergency
  - 2. PHN 2021-12 Agreed Upon Procedures (AUP) updates
  - 3. PHN 2021-13 Performance Management Review (PMR) updates
  - 4. PHN 2021-14 CHAMP Fair Housing Criteria for PMR

7. Old Business:

- A. Ethic Summary Information and online test: need 1 full.
- B. PHN 2019-13 Technical Assistance for Vacant Land Development:
  - 1. Hampden County Register of Deeds
  - 2. Personal belongings (misc. debris) update
  - 3. Trespasser of borders (From Town)
- C. Chestnut Street: Senior Center movement plan: building use

8. New Business:

- A. COVID 19 Restrictions Lifted and opening plan.
- B. Available Tenant Board Position
- C. Tenant: Patricia Charbonneau, to address Board about handling of tenant parking.

9. Adjourn Meeting