

**Ludlow Housing Authority  
Board of Directors Meeting  
114 Wilson Street  
Community Room  
Ludlow, MA 01056  
Tuesday, March 28, 2023 @ 11:00 am**

AGENDA

1. Roll Call, Members of Authority:  
Susan Stanek      Raymond Anderson    Jon Baldwin    Audrey Polmanteer
  
2. Acceptance of the Minutes of the Meeting:
  - A. Minutes from February 28, 2023
  
3. Payment of Bills: Detailed report
  
4. Financial Report:
  - A. Monthly Accountant Report: January Report
  
5. Modernization Report: Updates
  - A. FISH # 161102 Replace Common Area Floors: Chestnut St: DHCD/switched RCAT
  - B. FISH # 161129 Colonial Sunshine Manor Roof Replacement: DHCD NTP March 28, 2023
  - C. FISH # 161121 Replace Concrete Door entry pads: State Steet: LHA
  - D. FISH # 161127 VCT replacement at turnover State Street: LHA
  - E. FISH # 161125 Congregate Accessibility Remodel: 136 Wilson DHCD: design
  - F. FISH # 161137 ARPA FF: 69 State/20Meadow Street: Asphalt Roof: Scope RCAT
  - G. FISH # 161136 ARPA FF: 87 State Street Community Building: Roof: Scope RCAT
  - H. FISH # 161138 ARPA FF: State St Development Balcony Repair: Scope RCAT
  - I. FISH # 161139 ARPA FF: Electric Panel Replacement: State Street: LHA
  - J. FISH # 161140 ARPA FF: New boiler Chestnut Street: RCAT
  - K. FISH # 161141 ARPA FF Maintenance Garage repairs Wilson Street: RCAT
  - L. FISH # 161142 ARPA FF Foundation Insulation Repair New Wilson: RCAT
  - M. FISH # 161143 Replace crank out windows Chestnut Street: RCAT
  - N. FISH # 161144 New Asphalt Maintenance Garage: RCAT
  - O. FISH # 161146 Unit turnover Chestnut Street: LHA
  - P. FISH # 161147 Vacancy Turnover Chestnut Street: LHA
  - Q. FISH # 161148 Vacancy Turnover Chestnut Street: LHA
  - R. FISH # 161149 Vacancy Turnover Wilson 2022: LHA Completed
  - S. FISH # 161151 Flooring Abatement and replacement State Street: LHA
  - T. FISH # 161152 Flooring Abatement and replacement State Street: LHA
  - U. FISH # 161153 Flooring Abatement and replacement State Street: LHA

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6. Reading of the Correspondence: Public Housing Notices Mass.gov public housing notices
  - A. PHN 2023-02: Updated release of Information Forms
  - B. PHN 2023-03: Wage Match for State Housing Program Tenants: Review and Sign
  
7. Old Business:
  - A. Policy updates: Grievance Procedures
  - B. Policy updates: Reasonable Accommodations
  - C. Update: office part-time help
  
8. New Business:
  - A. Ludlow Housing PMR audit Results
  - B. Resident Service Coordinator Initiative Funding
  - C. Board Reorganization
  
9. Adjourn Meeting

Meeting Posted: March 24, 2023