

MINUTES OF THE BOARD MEETING
OF THE LUDLOW HOUSING AUTHORITY
September 16, 2025, 11:00 a.m.
114 Wilson Street, Ludlow, MA 01056

The Meeting was called to order by Chairperson Susan Stanek at 11:02 a.m.

1. Upon roll call those present were as follows:

Present: Susan Stanek, Raymond Anderson, Joao Alves, Kimberly Babin

Absent: Audrey Polmanteer

Also present: Robin Carvide, P Charbonneau, E. New

2. Acceptance of the Minutes of the Meeting:

Upon a motion made by Raymond Anderson, which was seconded by Kimberly Babin, it was unanimously voted to approve the minutes of August 19, 2025, noting that plaque was spelt wrong, otherwise as written. All in favor

3. Payments of the Bills:

Upon a motion made by Kimberly Babin, which was seconded by Joao Alves, it was unanimously voted to approve the bills from check # 23455 to check #23499 for \$127,163.20, after memo corrections. All in favor

4. Financial Report:

A. Accountant Report: July 31, 2025, Reserves are at 55.3%

Upon a motion made by Raymond Anderson, which was seconded by Kimberly Babin, it was unanimously voted to accept the July 2025 Accountant Financial Report.
All in favor

B. Budget Revision 1 FYE 25 Approval Letter

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5. Modernization Report:

- A. Project # 161138 ARPA FF: State St. Dev Balcony Repair: NTP 07/21/2025
- B. Project # 161158 VU: State Street Empties: EOHLC Construction in progress
Tentative Completion date 11/03/2025
- C. Project # 161159 VU: Wilson, Chestnut, 28 Benton: Forced Account: EOHLC:
Over seen by Thomas Boyer
- D. Project # 161164 VU: 48 Higher St. Renovation: EOHLC Overseen by Juliet Borja
- E. Project #161155 Asphalt Paving at Chestnut Street: EOHLC Design
- F. Project# 161165 Repaves existing parking lot Wilson Street: EOHLC
- G. Project # 161154 Flooring and abatement at Meadow Street: LHA

6. Reading of the Correspondence:

- A. PHN 2025-11 Budget Guidelines Reviewed and acknowledged.

7. Old Business:

- A. Update on truck and plow: Truck on order
- B. Fireplace update: Solicited a few more bids. Fireplace has been removed.
- C. 250th Celebration: Kimberly Babin to Chair Committee New date April 27, 2026, from
11:00 am to 3:00 pm.

8. New Business: Tenants asked questions about parking lot construction.

9. Adjourn Meeting: Upon a motion made by Kimberly Babin, which was seconded by
Raymond Anderson, it was unanimously voted to adjourn the meeting at 12:25 p.m.
All in favor

Sincerely Submitted,
Robin Carvide
Robin Carvide

Next Scheduled Regular Meeting: October 21, 2025