

MINUTES OF THE BOARD MEETING
OF THE LUDLOW HOUSING AUTHORITY

March 17, 2026, 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:

Also present: Robin Carvide, E. New (Tenant), Joshua Carpenter (Resident)

2. Acceptance of the Minutes of the Meeting:

A. Upon a motion made by Kimberly Babin, which was seconded by Raymond Anderson, it was unanimously voted to approve the minutes of January 20, 2026 as written.

All in favor

3. Payments of the Bills:

Upon a motion made by Kimberly Babin, which was seconded by Raymond Anderson, it was unanimously voted to approve the bills from 01/20/2026 to 03/16/2026 check #23678 to check #23777 for \$503,293.77.

All in favor

4. Financial Report:

A. December 1st Qtr Financial Report Accountant Report:

Accountant report reviewed: Unrestricted funds 59.5% of maximum reserve.

B. Budget Revision: Discussion about a budget revision due to new RSC guidelines and incorporate Administrative Assistant into regular budget and now waiting for clearance of next moves for DOL and HLC due to large increase of maintenance DOL wage increase and ability to put into the annual. Tabled until more information and direction are given from Dol & HLC.

Also reviewed costs that may not be reimbursed by insurance due to water damage from Town of Ludlow vacant building to our basement at 39 Chestnut Street, and high costs of snow removal and ice maintenance this winter.

515
Board Meeting Minutes
March 17, 2026

5. Modernization Report:

- A. Project #161155 Asphalt Paving at Chestnut Street: EOHLC Design
- B. Project # 161158 VU: State Street Empties: EOHLC Construction in progress
- 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 Thomas Boyer
- E. Project# 161165 Repaves existing parking lot Wilson Street: EOHLC

6. Reading of the Correspondence:

- A. To E. PHN 2026-01 to PHN 2026-04 were reviewed and acknowledged

7. Old Business:

- A. Noise Policy Review: Tabled policy.
- B. 250th Anniversary Picnic: No one came to Committee Meeting: Need volunteers for celebration day, to go to Town businesses for donations & recognition on sponsor board. Next Meeting Tuesday, March 17, 2026, after Board Meeting.

8. New Business:

- A. Reviewed copy of LHA Town Annual Report.
- B. Tenant question about reviewing specs for parking lot at Chestnut Street. Once plans and design are finalized, they are available for public to view.

9. Adjourn Meeting: Upon a motion made by Joao Alves, which was seconded by Kimberly Babin, it was unanimously voted to adjourn the meeting at 11:51 a.m. All in favor

Sincerely Submitted,
Robin Carvide
Robin Carvide

Next Scheduled Regular Meeting: April 21, 2026