

Ludlow Housing Authority
Regular Board Meeting
39 Chestnut Street, Ludlow, MA 01056
Community Room
April 20, 2022, at 11:00 a.m.

AGENDA

1. Roll Call, Members of Authority

Susan Stanek	Raymond Anderson
David Sepanek	Audrey Polmanteer

2. Acceptance of the Minutes of the Meeting:

A. Minutes from March 16, 2022

3. Payment of Bills: Detailed report

4. Financial Report:

A. January Accountant Report:

B. February Accountant Report: with new approved budget numbers

C. March Accountant Report: if available

D. Annual Hearing Meet: Annual Plan & CIP

5. Modernization Report: Updates

A. FISH # 161100 Laundry Room reconfiguration Wilson Street: DHCD active: CSC

B. FISH # 161117 Vanity State St Development: DHCD design

C. FISH # 161123 Repair slanted floor Unit 39CH # 113: NTP 12/21/2021

D. FISH # 161102 Replace Common Area Floors: Chestnut St: DHCD

E. FISH # 161115 Replace Roofing and draining 26/28 & 38/40 Benton: CSC, CFC

F. FISH # 161132 Asbestos removal 103B Wilson Street: RCAT

G. FISH # 161133 Asbestos Removal 102C Wilson Street: RCAT

H. FISH # 161125 Congregate Accessibility Remodel: 136 Wilson DHCD

I. LEAN PROGRAM: New boilers and hot water heater updates

J. INS CLAIM Flooding repairs Administrative Building 114 Wilson Street

AGENDA cont.

6. Reading of the Correspondence:

- A. Public Housing Notices: Go to: MA Public Housing Notices to review
 - 1. PHN 2022-06 Calendar of Submissions & Certifications
 - 2. PHN 2022-07 LHA Requirements to Post Key Information & Grievance Rights
 - 3. Budget Approval Letter
 - 4. Letter from Joshua Carpenter
 - 5. Letter from Town Clerk

7. Old Business:

- A. PHN 2019-13 Technical Assistance for Vacant Land Development:
Waiting for land to be sub-divided. Tabled
- B. Chestnut Street: Senior Center movement plan:
- C. LHA Survey Results
- D. Review updated or new policies if available
 - 1. Amended Smoking Policy (see 7. C to combine)
 - 2. Maintenance Policy
 - 3. Language Policy
 - 4. Depreciation Policy

8. New Business:

- A. Opening Community Halls: Timing, mask rules, group activities etc....
- B. Executive Director's Contract
- C. Selling/donating Ford Ranger
- D. Reorganization of Board

9. Adjourn Meeting