

**Ludlow Housing Authority
Board of Directors Meeting
114 Wilson Street
Community Room
Ludlow, MA 01056
Tuesday, April 25, 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 March 28, 2023

3. Payment of Bills: Detailed report

4. Financial Report:
A. Monthly Accountant Report: February/March Report if available
B. Award Letter Funding

5. Modernization Report: Updates
 - A. FISH # 161102 Replace Common Area Floors: Chestnut St: RCAT
 - B. FISH # 161129 Colonial Sunshine Manor Roof Replacement: DHCD in construction
 - 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: Completed
 - 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 2023-04: Public Housing Redevelopment & Land Disposition Powers
 - B. PHN 2023-05: New Inspector General Guidance Fiscal Responsibility of LHA Board Members

7. Old Business:
 - A. Policy updates: Grievance Procedures
 - B. Office part-time help
 - C. Hiring RSC Position
 - D. Board Reorganization

8. New Business:
 - A. Annual Hearing Meeting
 - B. MassNAHRO's Annual Conference September 17 to 20th of 2023
 - C. Hosting MAHAMS and RCAT May 17, 2023, 8:00 am to 3:30p.m. Maintenance and Service contract training. Held in the lower section of Chestnut Street building in the new RCAT section.
 - D. Open one year Board Member Position

9. Adjourn Meeting

Meeting Posted: April 19, 2023