Ludlow Housing Authority
Regular Board Meeting
Wed, July 21, 2021, 11:00 AM
Held in person at Wilson Street Community Hall
114 Wilson Street, Ludlow, MA 01056

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TOWN OF LUDLOW

AGENDA

1. Roll Call, Members of Authority

Susan Stanek	Joshua Carpenter
David Sepanek	Audrey Polmanteer

2. Acceptance of the Minutes of the Meeting:
   A. Minutes from June 16, 2021

3. Payment of Bills: Detailed report

4. Financial Report:
   A. Accountant Report: May 2021
   B. Accountant Report: June 2021
   C. Budget Revision Approval
   D. CIP Change Approval
   E. Annual Plan Approval after CIP acceptance

5. Modernization Report: Updates

   A. Flood 106A Wilson Street: Completed
   B. FISH # 161100 Laundry Room reconfiguration Wilson Street: DHCD active
   C. FISH # 161117 Vanity State St Development: DHCD design
   D. FISH # 161104 Replace Windows John Thompson Manor (4) units NTP July 26, 2021
   E. FISH #161099 PTAC replacement with ASHP: Active
      Change order #1 $2,401.20 remove lower paneling, clean sheetrock, and paint walls.

F. FISH # 161082 Hall Window replacement Wilson Community Room: active
G. FISH # 161122 Boiler replacement Chestnut Street: DHCD: Cancelled
H. LEAN State/Hampden/Meadow NTP
I. LEAN Wilson/New Wilson NTP

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6. Reading of the Correspondence:

A. Public Housing Notices: Go to: MA Public Housing Notices to review
   1. PHN 2021-11 End of COVID-19 State of Emergency
   2. PHN 2021-12 Agreed Upon Procedures (AUP) updates
   3. PHN 2021-13 Performance Management Review (PMR) updates
   4. PHN 2021-14 CHAMP Fair Housing Criteria for PMR

7. Old Business:
   A. Ethic Summary Information and online test: need 1 full.

   B. PHN 2019-13 Technical Assistance for Vacant Land Development:
      1. Hampden County Register of Deeds
      2. Personal belongings (misc. debris) update
      3. Trespasser of borders (From Town)

   C. Chestnut Street: Senior Center movement plan: building use

8. New Business:
   A. COVID 19 Restrictions Lifted and opening plan.
   B. Available Tenant Board Position
   C. Tenant: Patricia Charbonneau, to address Board about handling of tenant parking.
9. Adjourn Meeting

Meeting Posted July 16, 2021