Ludlow Housing Authority
Regular Board Meeting
Wed, August 25, 2021, 11:00 AM
Held in person at Wilson Street Community Hall
114 Wilson Street, Ludlow, MA 01056

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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 July 21, 2021

3. Payment of Bills: Detailed report

4. Financial Report:
   A. Accountant Report: July 2021 (if available after revision)

5. Modernization Report: Updates

   A. FISH # 161100 Laundry Room reconfiguration Wilson Street: DHCD active
   B. FISH # 161117 Vanity State St Development: DHCD design
   C. FISH # 161104 Replace Windows John Thompson Manor
      Review and vote on Certificate of Substantial Completion
      Approval to make payment #1
   D. FISH #161099 PTAC replacement with ASHP: Active
      Approval to make payment #1
      Review and vote on Certificate of Substantial Completion
   E. FISH # 161082 Hall Window replacement Wilson Community Room: active
   F. LEAN State/Hampden/Meadow NTP
   G. 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 2021-15 Mandatory Data Reporting
      2. PHN 2021-16 Board Member Attendance Application Reminders Mandatory Board Training & Tenant Board Member Training
      3. PHN 2021-17 Template Reasonable Accommodation Policy (20) page sample template (can be viewed in State Notices)

7. Old Business:
   A. Ethic online test: need 1

   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
   D. Budget Revision sent to DHCD for approval
   E. Annual Plan with CIP sent to DHCD for approval
   F. Parking situation Wilson Street: proposal to make visitor parking area

8. New Business:
   A. COVID 19 Restrictions Lifted and opening plan.
   B. Available Tenant Board Position
   C. David Sepanek to address Board on Federal/State Alternative Housing

9. Adjourn Meeting

Meeting Posted August 19, 2021