Ludlow Housing Authority
Regular Board Meeting
39 Chestnut Street, Ludlow, MA 01056
Community Room
March 16, 2022, at 11:00 a.m.

AGENDA

1. Roll Call, Members of Authority

Susan Stanek	Joshua Carpenter	Raymond Anderson
David Sepanek	Audrey Polmanteer	

2. Acceptance of the Minutes of the Meeting:
   A. Minutes from February 23, 2022, Amend Budget vote paragraph with exact dates

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3. Payment of Bills: Detailed report

4. Financial Report:
   A. Financial report on hold until next month for pending DHCD approval of FYE 2022 budget.

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: RCAT, NTP 12/18/2021 or Spring depending on temperatures
   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. FISH # 161134 ADA Automatic door opener Wilson: LHA
   J. FISH # 161130 Renovate and update ADA 103 & renovate 109 Chestnut Street
   K. LEAN PROGRAM: New boilers and hot water heater updates
   L. INS CLAIM Flooding repairs Administrative Building 114 Wilson Street

6. Reading of the Correspondence:

   A. Public Housing Notices: Go to: MA Public Housing Notices to review
      1. PHN 2022-05 Guidance to LTO Officers who are also serve on the Board

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 Completely Non-Smoking: vote to not pursue or to send out surveys to all tenants. Tabled
   D. Tenant Board Member Position:
   E. Review updated or new policies if available
      1. Amended Air conditioner policy
      2. Amended Smoking Policy (see 7. C to combine)
      3. Amended Personnel Policy
      4. Maintenance Policy
      5. Language Policy

8. New Business:
   A. Opening Community Halls: Timing, mask rules, group activities etc....

9. Adjourn Meeting

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