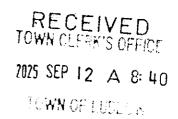
## **Ludlow Housing Authority**

Board of Directors Meeting 114 Wilson Street Community Room Ludlow, MA 01056 Tuesday, September 16, 2025 11:00 am



## 1. Roll Call

Susan Stanek Raymond Anderson Audrey Polmanteer

Kimberly Babin Joao Alves

2. Acceptance of the Minutes of the Meeting:

A. Minutes from August 19, 2025

3. Payment of the Bills: Detailed report

4. Financial Report:

A. Accountant Report: July Report (If available)

B. Budget Revision 1 Approval Letter

5. Modernization Report: Updates

A. Project # 161138 ARPA FF: State St Dev Balcony Repair: NTP 7/7/25

B. Project # 161158 Vacancy Initiative: State St (7) Empties: EOHLC: update

C. Project # 161159 Vacancy Initiative: Wilson, Chestnut, 28 Benton Street Forced Account: Overseen by Thomas Boyer

D. Project # 161164 Vacancy Initiative 48 Higher St Renovation: EOHLC Overseen by Juliet Borja Waiting for 1<sup>st</sup> Construction Meeting

E. Project # 161155 Asphalt Paving at Chestnut Street: EOHLC Design

F. Project # 161165 Repaves existing Parking lot Wilson Street: EOHLC

G. Project 161154 Flooring and abatement at Meadow Street: LHA

- 6. Reading of the Correspondence: Public Housing Notices Mass.gov
  - A. PHN 2025- Budget Guidelines
    - 1. Executive Director Salary Guidelines
    - 2. FY26 Executive Director Salary Calculation
    - 3. Schedule of Net Metering Credit Savings
    - 4. Budget Flex for Housing Authorities with Retained Revenue
- 7. Old Business:
  - A. Update on truck & plow
  - B. Update outdoor fireplace
  - C. 250th Celebration: Need to pick new date.
- 8. New Business:

A.

9. Adjourn Meeting:

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