

MINUTES OF THE BOARD MEETING
OF THE LUDLOW HOUSING AUTHORITY

April 21, 2026, 11:00 a.m.

114 Wilson Street, Ludlow, MA 01056

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LUDLOW, MA

The Meeting was called to order by Chairperson Susan Stanek at 11:02 a.m.

1. Upon roll call those present were as follows:

Present: Susan Stanek, Raymond Anderson, Joao Alves, Kimberly Babin, Michele Augusto

Absent:

Also present: Robin Carvide, E. New (Tenant), Patricia Charbonneau (Tenant)

2. Acceptance of the Minutes of the Meeting:

A. Upon a motion made by Kimberly Babin, which was seconded by Raymond Anderson, it was unanimously voted to approve the minutes of March 17, 2026 as written.

All in favor

3. Payments of the Bills:

Upon a motion made by Kimberly Babin, which was seconded by Michele Augusto, it was unanimously voted to approve the bills from 03/18/2026 to 04/21/2026 check #23778 to check #23831 for \$129,913.11.

All in favor

4. Financial Report:

A. January & February Financial Reports reviewed:

Upon a motion made by Kimberly Babin, which was seconded by Michele Augusto, it was unanimously voted to approve the accountant's January & February 2026 reports. All in favor

B. Budget Revision: Received the new DOL wage rates and will be working on the budget revision.

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5. Modernization Report:

- A. Project #161155 Asphalt Paving at Chestnut Street: EOHLC Design
- B. Project #161158 VU: State Street Empties: EOHLC Construction in progress
- C. Project #161159 VU: Wilson, Chestnut, 28 Benton: Forced Account: EOHLC:
Over seen by Thomas Boyer: Change orders were not approved by EOHLC yet.
- D. Project #161164 VU: 48 Higher St. Renovation: EOHLC Overseen by Thomas Boyer
- E. Project #161165 Repaves existing parking lot Wilson Street: EOHLC

6. Reading of the Correspondence:

7. Old Business:

- A. Noise Policy Review: Tabled policy.
- B. 250th Anniversary Picnic: (16) tenants signed up. Holding it up in front of office and inside community room.
- C. Update: We have been re-imbursed some of the cost for damages. Waiting for insurance and EOHLC to see what else we can be reimbursed.

8. New Business:

A. Re-organization of Board:

Kimberly Babin nominated Susan Stanek for Chairperson, which was seconded by Raymond Anderson, Susan Stanek accepted nomination, as there were no other nominations, Vice-Chairperson, Kimberly Babin asked for a vote. All in favor Susan Stanek continues as Chairperson of the Board.

Susan Stanek nominated Kimberly Babin as Vice-Chairperson, which was seconded by Raymond Anderson, Kimberly Babin accepted nomination, as there were no other nominations, Susan Stanek asked for a vote. All in favor Kimberly Babin continues as Vice-Chairperson of the Board.

Kimberly Babin nominated Raymond Anderson for Treasurer, which was seconded by Joao Alves, Raymond Anderson accepted nomination, as there were no other nominations, Susan Stanek asked for a vote. All in favor Raymond Anderson continues as Treasurer of the Board.

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9. Adjourn Meeting: Upon a motion made by Susan Stanek, which was seconded by Joao Alves, it was unanimously voted to adjourn the meeting at 12:17 p.m. All in favor

Sincerely Submitted,

Robin Carvide

Robin Carvide

Next Scheduled Regular Meeting: May 19, 2026