

519
MINUTES OF THE BOARD MEETING
OF THE LUDLOW HOUSING AUTHORITY
May 19, 2026, 11:00 a.m.
114 Wilson Street, Ludlow, MA 01056

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TOWN OF LUDLOW

The Meeting was called to order by Chairperson Susan Stanek at 11:05 a.m.

1. Upon roll call those present were as follows:

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

Absent: Michele Augusto

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 April 21, 2026 as written.

All in favor

3. Payments of the Bills:

Upon a motion made by Kimberly Babin, which was seconded by Raymond Anderson, it was unanimously voted to approve the bills from 04/21/2026 05/15/2026 check #23832 to check #23875 for \$88,276.80.

All in favor

4. Financial Report:

A. March 31, 2026, Quarterly: Not available

B. Budget Revision: Tabled

5. Modernization Report:

A. Project #161155 Asphalt Paving at Chestnut Street: Approved EOHLC to go to Bid

B. Project #161158 VU: State Street Empties: Change Order 161158-CO-0001

Upon a motion made by Kimberly Babin, which was seconded by Raymond Anderson, it was unanimously voted to approve CO 161158-CO-001 which includes CO Proposals 1-13 & 15, for project 161158, for an increase of \$121,228.84 which was 21% of the Original Contract Sum. All in favor

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5. Modernization Report: Continued

C. Project #161159 VU: Wilson, Chestnut, 28 Benton: Forced Account: EOHLIC:

Over seen by Thomas Boyer: Change orders were not approved by EOHLIC yet.

D. Project #161164 VU: 48 Higher St. Renovation: EOHLIC Overseen by Thomas Boyer

E. Project #161165 Repaves existing parking lot Wilson Street: EOHLIC

6. Reading of the Correspondence:

7. Old Business:

A. Noise Policy Review: Reviewed proposed Noise Policy from November 18, 2025, which was tabled until we had more information about the Town's Article 27 Unreasonable Noise Bylaw Amendment, which was recently defeated on May 11, 2026, at the Ludlow Town Meeting.

Upon a motion made by Kimberly Babin, which was seconded by Raymond Anderson, it was unanimously voted to approve the proposed Noise Policy, after the dates are updated. All in favor

B. Update: CSD basement: Still under construction. Waiting for Insurance and EOHLIC to see what costs can be reimbursed.

8. New Business:

Discussion with participants: looking into updating smoking policies: suggested maybe having designated areas instead of distance from buildings. Security with doors at CSD.

9. Adjourn Meeting: Upon a motion made by Susan Stanek, which was seconded by Kimberly, it was unanimously voted to adjourn the meeting at 1:17 p.m. All in favor

Sincerely Submitted,

Robin Carvide

Robin Carvide

Next Scheduled Regular Meeting: June 16, 2026