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TOWN OF LUDLOW

MINUTES OF THE MEETING
OF THE
LUDLOW HOUSING AUTHORITY
October 18, 2017

REGULAR MEETING

AT THE COLONIAL SUNSHINE MANOR COMMUNITY ROOM,
LOCATED AT 114 WILSON STREET, LUDLOW, MASSACHUSETTS

The meeting was called to order by Chairperson Chester Giza at 3:00 p.m.
Upon roll call those present were as follows:

Present:	Patricia Holley	Susan Stanek
	Chester Giza	David Sepanek
Absent:	Victor Jay Field	

The Secretary posted the Notice of Meeting at the Town's Clerk office
on October 13, 2017 at 11:19 am

Also in attendance: Secretary Robin Carvide
Tenants: P. Charbonneau, Barsalou (Wilson Street)
Audrey Polmanteer (Chestnut Street)

Acceptance of the minutes from September 20, 2017.

Upon a motion made by Susan Stanek which was seconded by Patricia Holley, it was
unanimously voted to accept the September 20, 2017 minutes as written. All in favor.

Upon a motion made by David Sepanek, which was seconded by Patricia Holley, it was
unanimously voted to pay bills. Detailed Disbursement Journal attached for Check #'s 19171 to
19202, For a total of \$41,037.35. All in favor.

4. Financial Report:

- A. September report will be given next month.
- B. September FYE 09/30/2017 will be given next month.
- C. Budget FYE 09/30/2018 should be given next month.

5. Modernization Report:

- A. Off Line Houses: No changes

Modernization Report: continued:

B. Lead Certification Form: FYE 09/30/2017

The following resolution was introduced by Patricia Holley, read if full and considered.

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RESOLUTION NO. 17

Whereas, the Ludlow housing Authority is certifying that they have complied with the Certification of Compliance with Procedures for Federal and State Lead Paint Laws.

Now, therefore, be it hereby resolved by the Members of the Ludlow Housing Authority unanimously voted to sign the document certifying that the Ludlow Housing Authority has complied the following:

1. EPA regulations at 40CFR 745 Subpart F "Disclosure of Known Lead Based Paint and/or Lead Based Paint Hazards Upon Sale or Lease of Residential Property:"
2. MA Department of Public Health "Lead Poisoning Prevention and Control regulations at 015 CMR 460.75."
3. EPA regulations at 40 CFR 745 Subpart E "Residential Property Renovation" and
4. MA Division of Occupational Safety Deleading and Lead Safe Renovation Regulations at 454 CMR 22.00

Patricia Holley moved that the foregoing resolution be adopted as introduced and read, which was seconded by David Sepanek, and upon roll call the "Ayes" and "Nays" were as follows:

Ayes: Patricia Holley	Nays: None
David Sepanek	
Susan Stanek	

The Chairman thereupon declared said motion carried and said that the resolution was adopted.

C. Update on Boiler 114 Wilson Street: Installation in progress. Hopefully completed by the 20th.

Upon a motion made by Patricia Holley, which was seconded by David Sepanek, it was unanimously voted to accept the Moderation Report. All in favor

Correspondence:

Public Housing Notices 2017-23 was reviewed and acknowledged.

Old Business:

- A. Board Member on-line training: (3) not completed
- B. By-Laws: Susan Stanek requesting other by-laws for us to reference to update ours.
- C. Utilization of Ludlow 689-1 CFA: sent to DHCD, Waiting for response from DHCD
- D. Grievance Panel update: End date of 30 day posting: October 27, 2017

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Upon a motion made by David Sepanek, which was seconded by Patricia Holley, it was voted unanimously to accept the issues as read. All in favor

New Business:

- A. Refrigerators: Discussion of costs were reviewed. No motion for change was made. Refrigerators is to be dropped from agenda.
- B. Robin to make a call to Victor Fields and get update.

Chair opened floor to tenants.

No questions

Motion to Adjourn

There being no further business to come before the meeting, therefore, upon a motion made by Susan Stanek, which was seconded by David Sepanek, Chester Giza adjourned the meeting at 3:25 p.m.

The next regular meeting is scheduled to be held on Wednesday, November 15, 2017 at 3:00 p.m.

Attest: Secretary Robin Carvide