

Ludlow Housing Authority
Board Meeting
February 21, 2018 3:00 p.m.
AT THE COLONIAL SUNSHINE MANOR COMMUNITY ROOM
LOCATED AT 114 WILSON STREET, LUDLOW, MA 01056
AGENDA

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TOWN CLERK'S OFFICE
2018 FEB 15 P 12:11
TOWN OF LUDLOW

1. Roll Call, Members of Authority:

Patricia Holley
David Sepanek

Susan Stanek
Chester Giza

2. Acceptance of the Minutes of the Meeting:

Minutes from the January 17, 2018

3. Payment of Bills – Warrant Report

A. January 2018 Bills (Partial December 2018)

4. Financial Report: (Jenna Milne, Fee Accountant, will be present to give Financial report)

- A. Oct 2017 to January 2018: Monthly Financial Reports
- B. Fiscal Year End 09/30/2018: Budget review and approval
- C. Review and approve Executive Director PHN 2018-01
- D. Review Administrative raise proposal

5. Modernization Report:

- A. Off Line Houses Update FISH # 161075
- B. Colonial Manor Exterior doors FISH# 161091
- C. Windows: 23 & 25 Butler Street FISH # 161089
- D. Frozen pipe damage:
 - 1. 114 Wilson Street: ceilings and wall
 - 2. 7 Hampden Street: Hallway heater
 - 3. 26 Meadow Street: Hallway heater
 - 4. 39 Chestnut Street, Apt #111: bathroom: tub & floor, bed room: closet & flooring
 - 5. 37 Warren Street: radiators
- E. Floors Colonial Manor- FISH # 161092
- F. 37 Warren Street- FISH # 161093

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6. Reading of The Correspondence:

- A. Letter from CHD Meadow Homes
- B. Public Housing Notice 2018-3(Changes to HAFIS re: Solar Net Credits)
- C. Public Housing Notice 2018-4 (Reserve Exemption Operating Threshold)
- D. Public Housing Notice 2018-5 (Safeguarding Wage Match see: New Business C)

7. Old Business:

- A. Board Member On-Line Training: (2) not completed
- B. Up-Dating By-Laws: researching other Housings By-Laws
- C. Update utilize Ludlow 689-1 CFA Monies: No changes

8. New Business:

- A. Review Employee Personnel Policies.
- B. Solar Net Metering: (2) proposals
- C. Approve Employees Signed Paperwork and training packets re: Wage Match
- D. Hiring for maintenance crew position.

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9. Motion to adjourn:

The next Board of Commissioner's meeting will be held on March 21, 2018 at 3:00 p.m.
Meeting Posted by Ludlow Housing Authority: February 15, 2018