

**Commonwealth Terrace Cooperative, Inc.
Board of Directors
Meeting Minutes
April 22, 2015
6:30pm – 8:30pm**

Present:

- Michael Billington
- Tasneem Anwar
- Lisiane Pruinelli
- Touba Khurshid Malmi
- Shipi Kankane
- Radhika Vernekar
- Divya Bhaskaran
- Fahad Kidwai
- Vivek Bhandari
- Scott Creer
- Kris Graham
- Shanea Schmelling
- Hadley Adkins

Absent:

- Board President
- Board Vice President
- Board Treasurer
- Board Secretary
- Board Director
- Board Director
- Board Director
- Board Director
- Board Director
- Housing & Residential Life
- Manager
- Minute Taker
- Operations Manager

**Meeting came to order
at 6:32PM**

3 absences

Rules

- Raise hand to speak
- Two minutes per turn
- Give everyone a chance to participate
- Stay calm, Be respectful and do not get personal
- Stay at the meeting (even if you get upset)
- Be Prepared and read Board Packet in advance
- Inform President or General manager if you are going to be gone or late

Time Keeper: Lisiane Pruinelli

Process Assistant: Lisiane Pruinelli

Introduction

Welcome, Choose Time Keeper and Process Assistant

House Keeping:

1. Assign Terrace Times article -- April 30th
 - Vivek – Volunteering and Spring Celebration
2. Review of Meeting the University regarding the one-bedroom units
 - A good meeting
 - No urgency to remove the one bedrooms immediately. As long as CTC can maintain them, they will stay open. As soon as the building starts failing is when people start being moved out and buildings and will be shut down.
 - To replace the one bedroom is inefficient because it is only 8 units.
3. Raptor Center will be using CTC grounds for bird banding on May 12th and 14th.

Approve: Packet / Agenda / Consent Agenda

-this is an add or drop time only leading to an up or down vote. Any concerns or questions with the packet should be attended to during monthly reading of the packet (Financial, Management Report, Meeting Minutes, Committee Minutes, etc.). Address questions to Exec Committee or GM.

Green Motion, Fahad second: 5-Y 0-N

Lisian moves to approve the board package. Fahad second. 4 approve. 0 opposed.

General Manager, Enforcement Philosophy

- Be mindful of enforcement with residents.
- Example: Eviction
 - Decide that an eviction is necessary
 - Attorney is involved
 - Give them specific days to leave, sheriff will need to remove them.
- Most things are parking and smaller issues.

Scott Creer, University liaison: Updates and University News

- 2 major projects for summer 2015:
 - Street and parking project. Gibbs and Fifield Ave from Gibbs to Como. New curb, gutter, rebuild road. Later streets will be done on a later date. Speed bumps will be restructured.
 - Door replacement project. In design right now and will move forward soon.

Review of the annual meeting agenda and timing of event

- See agenda for details of who is helping with what portion of the meeting.
- Need to do a thorough count of ballots. 3 sets of 2 pairs will be counting
- Do sound check and turn up microphone
- Mike will be time keeper after his welcome
- Explain how to vote on ballot

Study Center Up-dating Project, a replacement project for the gazebo

- Redirect gazebo money to something useful for the community. Want to update the study center for the community to have a place to go to for studying instead of going to campus.
- Not necessary to replace carpet, but does need to be cleaned, painted and ceiling fans needed.
- Furniture in fireplace room is not working. Could move it to the extra room in the Study center.
- Better furniture, comfort, faster internet.
- Bright, peaceful colors for paint. decals
- Collaboration stations. Table to wall mounted tv to plug into computer. Talk to Scott.
- Artistic expression black board wall.
- Put study center reminder in terrace times.

Divya moves to redirect the gazebo funds to the Study center updates. Tasneem second. 5 approve. 0 oppose.

New Laundry machine options Information about machines from vendor

- Laundry machines are 10 years old and resource hogs use of water and electricity. Some do not work, some or moldy.
- Recommending they get replaced.
- Increase costs of wash and dry
- New models will have basic wash and choose hot water or extra large load
- Company gets a cut currently of total costs.
- Change to \$.50 for dry, \$1.25 wash
- Vote at next meeting. New machines, more efficient, better wash, potential to be cheaper even at higher rates with one drying cycle

Close meeting 7:55pm