

**Commonwealth Terrace Cooperative, Inc.
Board of Directors
Meeting Minutes
May 4, 2016
6:30pm – 8:30pm**

Present:

Absent:

<input checked="" type="checkbox"/>	Kimberly Weaver Olson	Board President	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Joshua Motz	Board Vice President	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Chris Crosby	Board Treasurer	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Lacee Clark	Board Secretary	<input type="checkbox"/>
<input type="checkbox"/>	Divya Bhaskaran	Board Director	<input checked="" type="checkbox"/>
<input type="checkbox"/>	Fahad Kidwai	Board Director	<input checked="" type="checkbox"/>
<input type="checkbox"/>	Dhondup Dorjee Shokta	Board Director	<input checked="" type="checkbox"/>
<input type="checkbox"/>	Rong Han	Board Director	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Lisiane Pruinelli	Board Director	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Scott Creer	Housing & Residential Life	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Kris Graham	Manager	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Hadley Adkins	Operations Manager	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Shanea Schmelling	Minute Taker	<input type="checkbox"/>

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

Introduction

Welcome, Introduction, Choose Time Keeper and Process Assistant

Time Keeper: Josh Motz

Process Assistant: Josh Motz

Resident Eligibility Meeting:

Kim Weaver Olson, Board Chair and Scott Creer, University liaison: CTC Resident Changes

Meeting Rules:

1. If a question has been asked and addressed, do not ask it again
2. One minute per person, give everyone a chance to talk
3. Be respectful

Scott Creer:

Every Semester a roster is sent to the University of Minnesota (i.e. Scott). This report is run to get key information:

1. Is the resident a postdoc 2. If a student is on Thesis status 3. If the student is registered for full credits. This spring 2016 roster came back with a high number of ineligible residents. Scott then asked the Management office to send a full report back on each individual who came back ineligible.

What they do know now:

1. The affected people did sign a lease when the handbook said "eligible research associate".
2. Know that the University has reclassified many of these residents.
3. Most of these individuals have families and are not just singles.

Now we are looking for more information. Will take responsibility for the 2 communications that went out to these residents before full information was acquired. The University will have a full communication to all individuals affected before May 13th.

Board Member: What information are you looking for before giving us full communication?

Scott: What will the appropriate course correction should be. What we do now now is that the January 1, 2017 is now pushed beyond that but will be established in the full communication on or May 13th by email.

Board Member: Can you give your understanding of the researchers?

Scott: Associates were reclassified as researcher 1-7. The University Human Resources did a full change of classification in the past few years.

Board Member: Can you explain more with the roster?

Scott: The student ID numbers go through a query. A lot of information comes back with the college, department and credits, thesis status, or post doc.

The departments write the offer letters which created some of the confusion in the past. Now when they provide their offer letter, the Job code is specified in the letter and easy for the the CTC office to see eligibility easily.

Kim Weaver Olson:

Will open up questions to the residents attending the meeting. Please raise your hand and be given 1 min to ask your question and answer.

Resident Question and Answer:

Resident: *Research associate for last 3 years, appreciate the effort Scott has given move forward.*

Resident: *Joined CTC and has not gone under a classification change during his time at CTC and appreciated the extension to 8 months and waiting for future communication.*

Resident: *What does CTC do when the rosters come back as ineligible from Scotts roster report?*

CTC: We get letters from the departments and when they come back saying postdocs we found them eligible because of the letters coming back and had no idea that they were not the eligible. Applicants come as a postdoc.

Resident: *If we provide letters, how do you not know that we are not registered?*

CTC: We understand that nobody was trying to hide anything and now that codes from Human Resources have brought different light to this we want to meet and solve this issue peacefully.

We know it is not your fault, we are just working out the issue now and we need to work now with the fact that you are here.

Resident: *Thank Scott to change his opinion on the Research Associates. Because the attitude has changed from the first time I talked to him.*

Resident: *Suggest go through CTC Website and change all terminology.*

CTC: It's been done.

Resident: *I went back to the Management agreement and it is very unclear. All of the definition is around the "with families" not the definition of the "student." Also Postdoctoral, fellow, medical resident is very vague.*

Scott: Will work on an amendment to the management agreement and priority ranking.

Resident: *Will CTC consider changing how CTC provides and allow less than a 60 day notice.*

CTC: The 60 day notice will be handled on a case by case basis for each resident affected by this.

Resident: *As a tax free property with non students is the tax from municipal tax or state tax?*

Scott: *It's property tax. A payment in lieu of tax. Pillsbury pays 15% of revenue. They are working to see if any of that needs to be worked on if we allow you to stay longer.*

Resident: *Friends in Como and they don't have issues.*

Scott: Everything at CTC will impact Como.

Resident: *If you loose tax exempt status, how difficult to restore this?*

CTC: The University will have to handle that and hope to avoid that happening. But the bills will be with the University and not go to CTC.

Resident: *asked again about communication of deadline of move out. Resident explain that even a year would not be enough for them to move because they have to find school district. What would you do if we did not move out?*

Scott: Legal action would have to be taken if someone didn't move out, but we hope to avoid anything like that.

Resident: *Will we be able to come back with feedback after the communication comes out on May 13th.*

Resident: *We are not trying to attack Scott or CTC Management directly; we are just needing to express our feelings. Please don't take personal.*

Resident: *Appreciate the effort in meeting with us and want to reiterate Friday's meeting and the hope that we can stay here up to 7 years.*

Resident: *Will you provide references to future housing to all of the residents affected?
Of course, we will provide references to future housing if requested.*

- Residents can give all communications to (Bighn Sing) for the point communication.
- Open communication will be available 6pm for 30 minutes before board meeting starts regardless of what the communication stated on May 13, 2016.

Resident: *There are others with the same classification living in CTC that did not get this letter and have lived here for a long time.*

Resident: *What can we do to help with the University to help reach our goal (stay 7 years).*

Scott: There are some that want to be Post doc students and other want to be full fledged Staff positions. So as a group you would go to Human Resources and be reclassified.

Some have already worked on the reclassifications and is not going to happen, but can we send personal stories to housing or to Human Resources to help out this situation?

Scott: The University tries to work with other departments together, but we don't dictate each others decisions. Many departments agree upon reclassified.

Note***CTC will provide move in dates of the affected residents.

Board Meeting:

Continuation of University Updates:

- Side walks are maintenance decisions, but the University pays the bill.
- Knapp Ave will be replaced this summer. Going out to bid now.
- Door replacement project- residents are getting lead notification before construction is started.

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.

Josh motions to approve the board package, agenda and consent agenda. Lacey second. All 5 approve. 0 opposed.

Chris move that we change Comcast service to internet from cable pending the first approval of the contract by the lawyer and second approval by the board either in person or email. Josh second. All 5 approve. 0 opposed.

House Keeping:

1. Assign Terrace Times article –Due May 27, 2016
Kim Weaver Olson- Talk about safety, bikes, 911. Energy suggestion to drop double hung windows from the top. Post office mailbox change. Outgoing and small package.
Acknowledgment of the current situation? When there is an addendum approval then bring up the thank you for the people working on the situation.
May terrace times Board corner will be around move out suggestions, classifieds, good will, spring sale, pick furniture up. How to properly dispose of electronics...
2. Date and time of Next CTC board meeting
June 8th 6pm pre meeting, 6:30pm-8:30pm
Tuesday, May 24th at 5:30pm executive meeting.

Survey Results and Community meeting leading to; Cable VS Internet decision

344 Surveys Submitted
304 want Internet 88%
22 want both .06%
10 want neither .03%
8 want cable .02%

Laundry Update - Time added to dryers 50-65 minutes

\$1.40 is light on cold. A normal load size will not rinse. The water load needs to be \$1.40 for a full load water. Need to go back to BDS and clarify it. \$1.90 for a heavy and hot load. Drains don't have filter on them.

Recommended/ Discuss Future Agenda Items:

Informal Evaluation—Recap of assignments, recommend Future Agenda Ideas:

Meeting closed at 8:15pm