

# SPECIAL EDITION

VOLUME 1, ISSUE 8

## THE TERRACE TIMES

NOVEMBER 21, 2007

COMMONWEALTH TERRACE COOPERATIVE

### INSIDE THIS ISSUE:

<b>MEETING ANNOUNCEMENT</b>	<b>1</b>
<b>PETITION</b>	<b>2</b>

Board Members of Commonwealth Terrace Cooperative

Dear Commonwealth Terrace Cooperative Members:

As the Secretary of the Board of Directors, I am giving you notice under the By-Laws that a Petition from the members of CTC, signed by 20% or more of the members, has been received by the president calling for a special meeting of the members to call for the removal of all current CTC Board Members and the election of a new Board.

In accordance with the Petition, I am sending you this letter to give you notice that the meeting has been set as follows:

Time – 7:00 PM

Date – Wednesday December 5<sup>th</sup>, 2007

Location – CTC Meeting Room

### CTC OFFICE INFO

Office Hours: 8am-4:30pm

Phone: 651-646-7526

Fax: 651-646-3319

Email: [ctc@umn.edu](mailto:ctc@umn.edu)

Website: [www.umnctc.org](http://www.umnctc.org)

Location: 1250 Fifield Avenue, Falcon Heights, MN 55108. For all maintenance emergencies and lock-outs call CTC office 651-646-7526 for a live operator.

I am enclosing with this letter a copy of the Petition.

Sincerely yours,

Patrick Pithua  
Board of Directors Secretary

## PETITION OF THE MEMBERS OF COMMONWEALTH TERRACE COOPERATIVE

The undersigned members of Commonwealth Terrace Cooperative (CTC) are requesting that notice of a special meeting of the members be held to take the following actions:

To vote to remove all Directors from the Board of Directors under Minnesota's Cooperative Statutes, 308A.321 and our Bylaws. The good cause for this request is that the current Board is not working well as a whole to serve the interests of CTC members, the interests of the University as owner, and management and staff employees.

If the first vote is successful, to elect the Chairs of the current CTC Committees to act as an interim Board of Directors and as a Study Committee to make recommendations to the membership for any changes in CTC's structure and governance so as to improve the way CTC is governed and how its governing body can best serve the interests of all members, the University, management and staff.

The members are asked to vote and approve the following resolutions at the special meeting:

- a. Elect the current Committee Chairs to serve as the interim Board of Governors for CTC. No current Board member or replacement Committee Chair may be elected or serve in this position.
- b. Request the current Committee Chairs to conduct a study project, with input from the University of Minnesota Housing Office, the membership, NASCO, Como and/or other co-ops, outside advisers, and such other resources as they consider appropriate to determine and recommend any changes or improvements that can be made in CTC's governance.
- c. For the interim Board to set another special meeting of the members at a date not later than six months from this special meeting to report back on their recommendations and ask the members to take such actions, including, if necessary, approving changes in the Articles of Incorporation and Bylaws to implement the Committee's recommendations, and make arrangements for the next election of the regular Board of Directors.

This Petition is signed with the understanding it will be presented to the Board President, or other Officers, for purposes of giving notice to all current members of the Board of Directors of the Petition for their removal and for giving notice to all members of the time, place and date for the holding of a special meeting, and announcement of the contents of this Petition as the agenda for the meeting.