



Commonwealth Terrace Cooperative

Board Meeting Zoom Meeting – November 17, 2022

Meeting was called to order at 6:33 PM - Via Zoom

Directors Present:

Ryan Johnson (Chair)
Taiwo Aremu
Amer Al-Homoud
Munkh-Erdene (Muugii) Bayarsaikhan
Jyoti Sanini Sharma

Directors Absent:

Jovin Lasway
Manlin Cui
Brad Walker

Also Present:

Shanea Amundson, CTC Executive Director
Patrick Broderick, CTC Operations Manager
Lindy Wirth, CTC Marketing & Customer Support Coordinator
Erica Torkelson Flaherty, CTC Accountant
Scott Creer, UMN Housing and Residential Life Co-op Liaison

Timekeeper: Lindy
Process Assistant: Ryan

Welcome, Timekeeper (minute taker) and Process Assistant (Chair)

Approve: Packet / Agenda / Consent Agenda

Amer makes the motion to approve the packet, agenda, and consent agenda. Taiwo seconds the motion. All four (4) vote in favor. Zero (0) opposed. Packet, agenda, and consent agenda is approved.

University Project Update – Scott Creer

- Capital Projects
 - CTC Study Center Boiler Replacement - \$20K - Construction Phase
 - CTC Phase IV Storm Door Replacement - \$320K - design phase
 - CTC Ph. IV Laundry Room Renovation - \$141K - Construction Phase
- Other Items: FY24 University Financial Requirements
 - The University is increasing the co-op's financial requirement by 4%
 - The increase is intended to bolster building reinvestment for building redevelopment. Estimated reserve balance, increasing 4% each year through 2029, accumulating \$25 million from CTC.
 - Known significant investment ahead, and the increase is to offset debt load once it is realized. Enough money is needed in reserves to help offset debt from high cost of building new units.



COMMONWEALTH TERRACE

COOPERATIVE STUDENT HOUSING

- Construction costs have recently seen an inflation. HRL finds the 4% to be conservative, and it could potentially increase in the future if needed.
- When units go offline, due to the University not investing in units other than the Phase IV units, how will the University continue to require more money from CTC when income is significantly cut down.
 - The university will adjust the financial requirement in relation to CTC's income and "rentable inventory"
 - It's also possible that, if a plan forms, that they will decommission/demolish the 1-bedroom units before they are unrentable
 - Decommissioning cost: demolition is under the capital expenditure budget (which is from the University Financial Requirement)
- Pioneer hall took 16 years to get a redevelopment plan
- What's being done to accommodate the many University students and affiliates trying to live in CTC? Especially, when CTC's housing is reduced nearly half. If CTC always has a long waitlist, shouldn't there be an increase in CTC's housing, rather than reducing it?
 - HRL directs those students to find private housing. HRL provides housing guides to graduate students to help
 - HRL finds that we do have enough housing, between CTC and CSCC, to accommodate graduate students with families. There are 16,000 graduate students that we cannot accommodate, and it's unlikely that they would all want to live in CTC anyways.
 - At least 200 people consistently on CTC's waitlist.
 - Will CTC take on debt load once units are taken offline? When an investment needs to be made when not fiscally sound, it will be taken offline. Building could be inhabitable (unrentable), but they wouldn't demolish it, unless it presented a safety/health risk or attracted nuisance.
 - Expanding CTC is on the table for consideration
 - What would it take from us to convince the University to expand housing to students with families? What data would create more units?
 - The advocacy could be centered around that graduate student housing is a critical element that need resources, with an emphasis on affordability.
- Can we make a CTC property timeline?
 - This would include \$8.5 million to renovate Phase IV and Thatcher Hal history.
- Instead of waiting to demolish buildings, could we begin building for residents to begin moving in there before? No, because HRL needs the Green Light to proceed and is waiting in line of the overall campus plan.

Community Voices (2 minutes each)

- No official entries nor residents joining the meeting.

Animal Pet Task Force (Recommendation/Discussion)

- Resident Lily Kelsey joins from the task force
- Off-leash area is strategic
- One-bedroom units: dog maximum of 1
- Two-three bedrooms could have 2 dogs (2 pets per unit)
- Survey: one of the biggest concerns was noise; more consideration may be needed. Another was dog waste. Recommending pet waste fee.
- Leashing and aggressive dog: almost non-existent at CSCC
 - Off-leash area will help mitigate problems.



- Higher pet fee specifically for dogs. Minimal change for other pets. Monthly fee for dogs.
- CTC cannot legally charge for ESAs. This is one of the reasons why CTC is considering revising the policy, since people are seemingly registering their dogs as ESAs when they are not actually trained/intended for emotional support.
 - Would people still register dogs as ESAs to avoid paying high fees?
- Concern: size and breed of dogs
 - We could put a limitation, such as 50 lb.
 - Sometimes breed isn't definitive if aggressive or not
- Concern: barking and sound, as walls at CTC are relatively thin.
- Concern: dogs at playgrounds with kids. Specifying areas for dogs.
- Considered on a dog-by-dog basis, which is why the task force refrained
- Many students are veterinary students, information could be gained by allowing

Emergency and Safety Notice Review

- Last month, there was an emergency safety alert sent to the large part of the metro. Received concerned feedback from residents of what to do; we advise everyone to follow local guidelines.
- Should CTC invest in our own security cameras? Help with catalytic converter and bike theft, and especially for instances of security.
 - The surveillance cameras located throughout the co-op are property of the University of Minnesota. CTC Management does not have access to the footage. Camera footage can only be retrieved by UMPD after placing a police report.
 - CTC is financially responsible for repairs and maintenance
 - We could have the Operations Committee look into further emergency and safety security options.
 - Look at CSCC for security and the blue light (possible on UMN internet)
 - Add to agenda for next month: improved security

Jyoti exits the meeting.

House Keeping

- Board terrace times, due January 3
- Suggested to take a collaborative approach
- ***Taiwo makes the motion to approve the proposed changes. Amer seconds the motion. Three (3) votes in favor. Zero (0) opposed. The motion is approved.***

Amer motions to adjourn the meeting. Taiwo motions. No objections. Meeting adjourned at 7:59 pm.