



# COMMONWEALTH TERRACE

COOPERATIVE STUDENT HOUSING

## Commonwealth Terrace Cooperative

### Board Meeting Zoom Meeting – April 22, 2021

Meeting was called to order at 6:36PM - Via Zoom

#### Directors Present:

Tanner Deeds  
Sofia Simeto  
Amer Al Homoud  
Laura Eckhardt  
Tamara Walsky  
Wei Li

#### Directors Absent:

Senanur Avci Tosun  
Mounisha Gorle

#### Also Present were:

Hadley Adkins, General Manager  
~~Jeff Ciesynski, Facilities Manager~~  
Scott Creer, HRL University Liaison  
Erica Torkelson, Accounting  
Lindy Wirth, Marketing & Customer Support Coordinator  
Shanea Schmelling, Operations Manager

Erik Swanson - UMPD

Ming-Hong Yang – Resident  
Yuki- Resident  
Chai-Wen- Resident  
Kari Li- Board Candidate

Timekeeper: Shanea  
Process Assistant: Tanner

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

**Approve: Packet / Agenda / Consent Agenda**



# COMMONWEALTH TERRACE

## COOPERATIVE STUDENT HOUSING

*Amer makes the motion to approve the packet, agenda and consent agenda. Tammy seconds. All five (5) vote in favor. Zero (0) opposed. Motion passes.*

### Scott Creer/HRL- University Updates/Capital Planning Process

- Como Ave Bike Path Construction- removing planter box on Como and Raleigh, it will be reevaluated if a replacement is not needed at a later time.
- A camera is going to be installed at Como and Gibbs as that location was missed at the original install
- The President of the U of M made a statement in regards to the Chauvin trial verdict
- Continue to check safecampus.umn.edu for latest Covid Updates
- Regarding the potential service of U of M security rates is \$32/hour at assumption of 40 hours/week. Annual rate at 2 people full time (not 24 hours), vehicle cost to consider, but would be heated off road vehicle to be on sidewalks to cover all green space. \$7000-\$9000/year for vehicle. Rough estimate 24 hours \$280,000-\$310,000 Annual Cost. There are benefits to U security – better training than private security and are integrated to with U of M system. Pay a premium, but have a better product. Roughly a 6.2% increase. \$40-\$45/month increase.
- To consider: University has annual increases that end up in Co-op annual rent increase.

### Community Voices

- Ming-Hong Yang
  - Question of Packages in Hallways for 1-bedroom Units- if it is actually a fire hazard, or depends on Ward rep criteria?
  - The policy is that nothing is to be left in the hallway as well as the door mat
  - Other units are keeping mats is related to the fire hazard or ward reps preference? There seem to be different Ward rep criteria being applied.
  - How to have a unified platform for Ward reps to communicate
  - Will be brought to the Operations Committee for Review
- Email in concern of bicycle safety, particularly in reference of last year unfortunate accident
  - No action was taken place last year after an injury occurred
  - The task force was developed and to look into ways to help this Ward 9 area
  - The Student Conflict Resolution failed to contact the other party involved as well. The other party has not replied to the resident either and they have their name and number.
  - Speed limits?, bike signs?, bike lanes?, where to bike?. How to get kids to be safe and not be in roads, but not in sidewalk.
  - Want policy to enforce speed limit or guidelines to not allow speeding on inside walkways?
  - To have bicycle safety event again? Reach out to U of M PD



# COMMONWEALTH TERRACE

## COOPERATIVE STUDENT HOUSING

- Will be brought to the Operations Committee for Review and discussion
- Yuki
  - Cigarette butts left on ground
    - Send a community reminder, how to report
  - 1 bedroom Ward friend- having trouble with Ward Rep who has inconsistent enforcement to community or individual
    - Suggest that Ward Reps respect everyone
    - What is the procedure if someone has a conflict with a Ward Rep?

### UMPD- Building a safe community

Update by officer Swanson form UMPD

UMPD was asked to more sweeps through CTC in late evenings and early morning hours with 2-3 patrols at night. They are covering Como and Pillsbury as well. The general recommendation of calling 911 if seeing something suspicious still applies.

Catalytic converter thefts

John Marty- State Senator is trying to push a new bill through and is our representative. If the community can support the bill and give support, it should help cut back on catalytic theft.

Bike safety

- We could ask UMPD community engagement to do a bike rodeo again at CTC.
- Adding environmental design feature can be effective to slow people down, like bumps on sidewalks.

Crime Statistics

- CTC is safe compared to surrounding areas. By and Large it's a pretty safe community overall.

### Board Questions for UMPD:

1. What is the possibility of offering CTC residents services to duplicate what SPPD offered of spray painting of catalytic converters to deter thieves? How much would this service cost?
  - a. U of M will not paint unless it is a U of M fleet Vehicle

Consider the idea:

- University fleet services provide labor to install catalytic converter anti-theft plate covers (CTC absorbs the cost of the labor services)
- Residents provide the catalytic converter anti-theft plate cover (plate covers purchased by the resident for install).



# COMMONWEALTH TERRACE

COOPERATIVE STUDENT HOUSING

2. Do you think that the money spent on security might be better spent if residents went and got metal plates or other deterrents directly on their catalytic converters, making it harder for thieves to cut them off?
  - a. Having extra protective to cars is useful, like bolts or plates.
3. Do you, as law enforcement professionals, recommend hiring security to prevent catalytic converter theft? Is this worth the community's money?
4. What is the most effective way our community can prevent crime?
  - a. There are people that leaves open and visible that gives temptation to thieves, if the community can get together to reduce these, the removal of temptation is huge.
  - b. look at the environment, if there is nothing that is interest, the removal of temptation is helpful. They don't forget places they have success.
5. What is the opinion of the effectiveness of community driven volunteer foot patrol of property?
  - a. Community driven foot patrol is really good. The trouble is sustainability in time The challenge is setting up volunteers every night, setting up the radio system and knowing you have enough people to be consistent and one person to organize the operation
  - b. thoughts on daytime/evening, is that still worth the effort. If you can sustain it and have a semi-regular presence, it can work.
  - c. have them in traffic vests and noticed.
  - d. can communicate with U of M PD to not have overlap
  - e. how do we incentive residents if frustration with crime is not enough.
  - f. if it was a casual and still wearing vests, it would be hard to know who is out and hard to then know how effective.
  
7. What are additional methods CTC can do to combat crime?
  - a. when I see something out of place, I sit and watch for a while. If it is trends in a direction that is strange, call police. Observe what is around them. Observe their environment.

Residents need to take an active role in the community.

There is concern for residents who are not trained and what if thieves have guns.

- Walking around the complex is at no greater risk than someone getting home late at night or going to your car to get something.
- No engagement is policy, you shine a flashlight, yell, do not approach, call police.

To get volunteers, we should have a clear incentive to what we can give.

When creating this we need to know how to monitor if this was completed by the volunteer.



# COMMONWEALTH TERRACE

## COOPERATIVE STUDENT HOUSING

Someone from the board would need to take this on until there is an overall process.  
If we look at how many cars are at risk to determine how many people are needed.  
The property could add things to encourage more outside activities like grills and firepits that are facing parking lots for crowds that are out.

The board should put together a proposed schedule to know how many people are needed and how often someone would need to commit to a foot patrol.

Tanner and Laura and Tammy to discuss creating a schedule to bring to the next board meeting in June to decide next steps for safety.

***Laura makes the motion to form an ad-hoc committee to explore the logistics of foot patrol. Tammy seconds the motion. All five (5) vote in favor. Zero (0) opposed. Motion passes.***

### Informal Discussion

Future Agenda Items:

- Executive Committee: self-vaccination reporting in digital survey
  - o Board led there might be more of a response
  
- Annual members Meeting- Sena needs someone to take her place on presenting the financials.

*Updated Agenda:*

*Open Remarks –Tanner Deeds, Chair*

*Financial Report of Cooperative - Tanner Deeds, Chair*

*Expression of Co-ops Mission & Importance of Volunteer Work- Tammy Walsky, Vice Chair*

*Volunteer Appreciation - Laura Eckhardt, Board Representative*

*Recognition and Welcome of New Board Members , Sofia Simeto, Board Representative*

*Community Voices (Q & A) – - Laura Eckhardt, Board Representative and Tammy Walsky, Vice Chair*

House Keeping

1. Elect Board Replacement Candidate
  - a. ***Amer makes the motion to approve Kari Li to make replacement seat through June 22. Sofia Seconds. All five (5) vote in favor. Zero (0) opposed. Motion passes.***
2. Elect replacement Vice Chair
  - a. ***Tammy makes a self nomination to be the Vice Chair through June 2021. Amer Seconds. All six (6) vote in favor. Zero (0) opposed. Motion passes.***



# COMMONWEALTH TERRACE

COOPERATIVE STUDENT HOUSING

Laura makes the motion to adjourn. Tammy Second. No objections. Meeting adjourned at 8:01PM