



COMMONWEALTH TERRACE

COOPERATIVE STUDENT HOUSING

Commonwealth Terrace Cooperative

Board Meeting Zoom Meeting – August 27, 2020

Meeting was called to order at 6:31PM - Via Zoom

Directors Present:

Brook Demissie

Tanner Deeds

Senanur Avcı Tosun

Sofía Simeto

Amer Al Homoud

Tamara Walsky

Laura Eckhardt

Wei Li

Antony Maikur- Joined at 7pm

Directors Absent:

Also Present were:

Hadley Adkins, General Manager

Shanea Schmelling, Operations Manager

~~Jeff Ciesynski, Facilities Manager~~

Scott Creer, HRL University Liaison

Pat Larson, Accounting

Timekeeper: Shanea Schmelling

Process Assistant: Brook Demissie

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

Approve: Packet / Agenda / Consent Agenda

Tammy has two items she wanted to be included in the agenda, we will address these in the informal discussion. We will adjust the Household keeping in the agenda to add the candidate Vote.

Tanner makes the motion to approve the agenda with addition of the vote in housekeeping and consent agenda. Laura Seconds. All Six (6) vote in favor. Zero (0) opposed. Motion passes.

Scott Creer/HRL- University Updates

- Mobile security Cameras delivered this week and installed immediately.
 - 5 additional cameras total in addition to the one already installed.



COMMONWEALTH TERRACE

COOPERATIVE STUDENT HOUSING

- Installed at the main entrances that you can enter with a vehicle and Ray Place
- President's Office Update- 2 week delay doesn't effect graduate or professional students, only undergraduate classes.
- Learning from other Universities that are choosing to stay open.

Community Voices

- Provided in Management Report- a resident complaint about the AC reregistration fee.
 - AC <https://www.umnctc.org/residents/news/ac-install-register-2020.html>
- No other resident voices shared or attended.

Investment Portfolio Review – Morgan Stanley (Review and Discussion) Alix Magner

- Investment Policy Statement (IPS)
 - Memorializes an investment plan and clearly identifies how to invest
 - Allows for long term commitment and plan when boards change
 - 2 accounts:
 - Operations Account: Not an immediate spending need- take some risk
 - Rent Deposit Account: May need to pay back 100% of rent deposits- it's safe in bonds and low risk.
 - Year to Date:
 - Operations 5.77% up
 - Rent Deposit 5.44% up
 - Quarterly performance (2Q):
 - Operations 13.3% up
 - Rent Deposit 2.96% up
- One Bond Investment in our Operations Account: Community Capital Management
 - They have a huge effort in COVID related rebuilding for sectors who are needing recovery.
- If bond yield stay low, may need to look at changes

Informal Discussion

- Sending a letter of statements or intentions regarding camera usage/monitored and police presents in regards to police brutality and racism- sending statement sent to UMPD in greater society and CTC itself, recognizing patterns and bias and how they enact reminding them that they are happening and they will effect perceptions of crime and interactions with the UMPD.
 - Current email sent from President office to review new person within campus. Look up details. <https://clalexandergroup.com/about-me/> he is the one hired for UMPD consulting.
 - Wanting to education how cameras are to be monitored, so that they are not used for system of power and oppression to basis.
 - Wanting to be clear and remind UMPD that CTC is diverse and that we want to make sure that perceptions and bias are not be brought into our community when using our cameras.
 - Being clear of how they are used or how they are not being used.



COMMONWEALTH TERRACE

COOPERATIVE STUDENT HOUSING

- Being mindful on how the communication also goes to community. Educate how to communicate with your neighbor and conflict resolution before calling police.
- Tammy and Antony co-craft and then toss out to the board for edits?

Tammy makes a motion to collectively approve a letter of intention and communication of security cameras and the potential of racism and profiling at CTC. Will be written and approve by board of directors before sending to UMPD.

Antony Second All seven (7) in favor. 0 opposed. Motion masses.

- Send response/communication to Residents about Cameras installment
- Anticipated rent increased for next year since this year did not increase- consider student stipends are not increase. Give metrics and logics to what is affordable rent costs for students for the range of stipends as a student or postdoc
 - Interest from previous night's meeting to pursue
- Bike Safety- board generated voice locking of bikes to prevent theft
- How to keep Shop and Swap to buy and sell but keep other discussion in other groups or platforms

House Keeping

1. Community Voices- Board of Directors
2. Task Force- Safety and Conflict Resolution (discussion)
 - a. What is it's goal and how do we plan to implement to strategy
 - b. Discussed in social meeting
 - i. Bike etiquette guidelines
 - ii. Video- Featuring community values – debut at next annual meeting
 1. Management can provide money to support video
 2. Add to move in- these are the values of our community – would be edited throughout time change.
 3. Focus what we want, what we don't want, not being a set of rules
 4. Current CTC Video we have for reference:
<https://www.youtube.com/watch?v=VWnawfrVwrk&feature=youtu.be>
 5. <https://www.youtube.com/watch?v=bwMbgxEe4GM>
 - iii. Compiling resources for getting rid of furniture
 - iv. Throw a CTC Party when COVID goes away and discussed other social distancing activities for the programs committee
 - v. Goals for the task force
3. Tammy and Sena volunteer to write October Terrace Times- official deadline will be in September meeting, but will be first week of October.

Antony motion to formulate a task force. Tammy Seconded. All (7) agree. Zero (0) opposed.

Meeting adjourned at 8:06PM