



COMMONWEALTH TERRACE

COOPERATIVE STUDENT HOUSING

Commonwealth Terrace Cooperative

Board Meeting Zoom Meeting –January 27, 2022

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

Directors Present:

Tanner Deeds
Senanur Avci Tosun (joined after first vote)
Sofia Simeto
Laura Eckhardt
Dami Mofikoya
May An

Directors Absent:

Amer Al Homoud
Munkh-Erdene (Muugii) Bayarsaikhan
Ryan Johnson

Also Present were:

Shanea Amundson, Executive Director
Patrick Broderick, Operations Manager
Erica Torkelson Flaherty, Accountant
Scott Creer, HRL University Liaison

Antony Maikuri - resident
Taiwo O Aremu – resident

Timekeeper: Sofia
Process Assistant: Tanner

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

Approve: Packet / Agenda / Consent Agenda

Laura makes the motion to approve the packet, agenda, and consent agenda. May An seconds. All four (4) vote in favor. Zero (0) opposed. Motion passes.



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University Project Updates – Scott Creer/HRL

- Results from the Graduate Students Survey. Survey sent during Fall to 15000, and had 2300 responds. Does not include CTC, CSCC satisfaction survey results.
 - Most students rent a unit (58 %) and near 8% rent a unit at CTC or CSCC.
 - 48 % rent a large apartment facility (CTC fall into that category).
 - How did they find their rental: majority word-to mouth through other students and apartment search sites or search engines.
 - Why not CTC or CSCC although being eligible? No availability, other previous arrangements made, location not preferred, waiting list.
 - Off campus market: 2 bedroom apartments preferred specially shared by 2 students.
 - Where they are renting: preferred zip code that for Minneapolis campus.
 - Students with children approx. 9.35% of respondents, from those, around 17% live at CTC/CSCC.
 - International students rent a bed space vs a unit comped to domestics and rent at CTC/CSCC at higher levels.
 - Will results of this survey have an impact on University plans for CTC? (e.g: one-bedroom apartments being preferred and those buildings at CTC planned to be demolished. It's mostly a matter of costs, one-bedroom buildings at CTC have aged beyond their useful life. New one bedroom apartment would be more expensive (based on market costs) so the option of sharing a 2-bedroom apartment would probably be preferred. Data from the survey is not really impact CTC future plans although a conversations about microunits might be needed in the future.
 - Short term use of this data: compile information for incoming students that will be offered as a guidebook with digested inf. Each college will get adjusted data. CTC and CSCC will be prominently featured in those guidebooks.

- Results from Satisfaction Survey for CTC also available.



Community Voices

- Potential new board member (candidate): Taiwo O Aremu
- Antony Maikuri - resident. Wanted to share some thought on our community and community life.
 1. Conflict resolution committee
During pandemic some conflict situations (normal for community life) but many times residents have asked if there is a committee that can mediate the conflict among them and help finding solutions.
 2. Appreciation/Award for residents that are highly committed to the community and help to keep it as an inclusive and respectful community. Recognition for maybe 2-3 people within the community that have shown to have and enhance that spirit.
 3. Importance of a training (in person or online) for new residents on how to engage to their neighbors, respect community partners and keep community values.
- Pandemic has enlarged some gaps in communal living but there is hope in that we will be able to improve several of those gaps.

FY22-23 Proposed Operating Budget + Fee Schedule Discussion

- Few doubts on specific parts of the budget answered.
- The Finance Committee voted to recommend approval of the proposed FY22-23 Operations Budget + Fee Schedule. This proposed budget reflects a range of 2.75-3.25% rent increase across all unit types.
- A simpler explanation of the increasing rent scaled-based will be probably good to have to present to the community.

Laura makes the motion to approve the FY22-23 Proposed Operating Budget + Fee Schedule as proposed by the Finance Committee, Sena seconds. All five (5), vote in favor. Zero (0) opposed. Motion passes.



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Informal discussion – Executive committee – updates/suggested future agenda items – policies, future issues, events, community concerns etc.

- “Snow blower incident” – someone blowing away snow at between 2-3 am. Is that normal? Cleaning and plowing will happen in the middle of the night to keep up with a storm to avoid potential fall slips and because it is part of our requirements and must be done in a timely manner. Management will check with UMN Landcare, our provider. Also, worth highlighting that this year Landcare are doing amazing job.

Good idea to communicate how snow removal looks like here in MN. Maybe adding to the winter newsletter.

- Some residents parking cars in the middle of the road? Next to the office?
- No updates from committees other than finances

House Keeping:

1. Assign Board Corner Terrace Times – April 2022

Tanner & Ryan

2. Annual Members Meeting –April 28, 2022
 - Thoughts?, Modality?
 - It would be easier if all Board member are together in the same room, to avoid lags between transition, etc.
 - Hybrid modality with limited attendance + on-line option could be a good solution.



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- Biggest challenge: how to get more participation? how to give opportunities to speak?, pre- registered questions?
- We could pursue a hybrid and worse case scenario we can change to totally virtual.
- How many positions do we have to fill?
- Bylaws will be adjusted for an online vote; Donna is working on that.
- From last annual meeting: the concert was sweet and enjoyable. Great if we could do that again. Pool it out sooner this year

- For this annual meeting we will need to fill the following board positions: Tanner, Laura, Senna, Ryan and Demi. Ryan and Demi will run again? Taiwo submitted an application. At least we need 4 more.

7:39 Laura makes motion to adjourn the meeting, Demi seconds. Meeting adjourned.