



COMMONWEALTH TERRACE

COOPERATIVE STUDENT HOUSING

Commonwealth Terrace Cooperative

Board Meeting Zoom Meeting – July 23, 2020

Meeting was called to order at 6:39PM - Via Zoom

Directors Present:

Brook Demissie
Tanner Deeds
Senanur Avcı Tosun
Sofia Simeto
Amer Al Homoud
Antony Maikur
Tamara Walsky
Laura Eckhardt

Katelynn Herrmann- Board Candidate

Wei Li- Board Candidate

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

Resident Attendance for Community Voices:

About 18 residents joined ZOOM call, but names were not clearly identified on screen and some left before all voices were heard.

Timekeeper: Shanea Schmelling

Process Assistant: Amer Al Homoud

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.



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Amer makes the motion to approve the agenda with addition of the vote in housekeeping and consent agenda. Sofia Seconds. All Eight (8) vote in favor. Zero (0) opposed. Motion passes.

Scott Creer/HRL- University Updates

- Yield most time to Community Voices
- Security cameras: There have been some trouble with installation – company doesn't want to sell solar cameras to us because they don't perform well in MN- shifted to go through buildings for power sources and will give price for these new cameras.
- Are there any updates on rents regarding the St. Paul Master Plan?
 - Living moment by moment and address issues and following guidelines from MDH.
 - Have more of a forecast when November comes when they are forecasting to the next fiscal year. Thinking they will be in financial dire straits for a while and may not have the recovery as was predicted originally.
 - St. Paul Campus master plan has been stopped and may even need to be scrapped and reevaluated to decide which plans need to be on the St. Paul campus.
 - Rent is frozen until June 2021

Community Voices

- Kids not being watched- new neighbor yelling at him and calling names- and still letting his kids play without being watched- he called the police. Kids were fighting over toy.
 - We should have a formal conflict resolution policy – forming a technical committee for safety.
 - What is the current policy? Relying on resident-to-resident communication and resolution, eventually go to a ward representative and if needed, management has act as mediator. Residents can always count on Student conflict resolution center.
- Residents son hit by a bike and had to have surgery to fractured of arm. There are many kids riding bikes too fast within CTC. There should be regulation of bike. He demands justice for physical and mental trauma and wants parent of the biker to pay for all medical expenses.
 - Total agreement in that kids should be watched but CTC cannot support in a lawsuit. Best contact Student conflict resolution center.
- Shocked with the CTC Facebook comments she is reading and all what is happening regarding crime- She attended to better understand and is a passive roll
- Can CTC help with conflict between different families? Concern about safety alerts with no clear resolution.
- Recent concern of kid's bike riders being very fast. Some bikes are adults and not for children, Riding very fast
- Passive roll- attended to listen to safety concerns. Importance of always listening to both sides the story in each incident. Not easy to have so many kids inside because of pandemic and they will want to go outside even more. Cars need to drive 10MPH
- Agrees on that we should have an arrangement to resolve conflicts. We should be able to give our views – also ask yourself, do I watch my kids when they are outside all the time? Parents could also watch for other kids, friends, and neighbors of their own kids.



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- Is it possibility of making space available for children to bike? Like bike lanes and designated areas. Possibility of having Ward reps training to help conflict resolutions. Think about how we can build community to get people to know each other better and support each other and have moments other than just clean -up days.
- Should be a forum for parents to discuss issues involving kids. Grateful there is a task form being set up.
- Concerns for safety alerts- there are a lot – can we put cameras on the back area and where most of the crime occur?
 - Cameras will be installed at main entrances and will be used to investigate incidents.
- Comment on the increase in the number of incidents in general and conflicts between neighbors. Have we forgotten the mindset of a community and a co-op? We seem to be fighting amongst ourselves. We need to recognize that we come from different cultures and that influences how we parent? How do we define a community with our differences? I think the task force should also be looking at these issues.

General Manger- Welcome intro onboarding + training (Review/Discussion)

- Legal responsibilities of a board member and running a co-op.
- Follow packets and read through, be prepared.
- Board agreement, conflict of interest policy need to be signed from new members.
- Understanding how the Co-op works, it's relationship to the University

Overview Board Projects/Board members onboarding New Board Members (Review/Discussion)

- Needing to review with the new normal
- Look at the full manual. Understanding this is a management co-op not an ownership co-op.
- Listen to understand the structure of what can be done and what cannot by the board.
- The university being the owner of the land can be frustrating (because it can limit some ideas) , but we can do a lot and plenty of things to work on. It was good to see that residents have this space to share their voices, and although some incidents were very sad, we have a lot of work to do.
- Encourage everyone to come to the executive meeting.
- Need to have an open mind and not be selfish- look for the benefit of the people and improving for them. We cannot ask for impossible things, we have budget limitations and we are living in a community that is subsidized.
- Read the materials and understand the co-op structure. Be present minded when there is a discussion.

Informal Discussion

- For executive meeting and add to August meeting agenda:
 - Letter to the UM police dept regarding the use of security cameras stating the board's intentions and attitude re racism/profiling
 - Thoughts on rent increase in coming years/ the St Paul master plan now that the university has had financial loss because of COVID

House Keeping



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1. Candidate Vote
 - a. Katelynn Herrmann and Wei Li introductions.
 - b. *Antony motions to vote Wei to fill the empty seat on the board. Laura seconds. All (7) in favor. (0) opposed. Motion Passes.***
 - c. Management will make sure to follow up with Katelynn
2. Board Member social distance social event (Action)
3. Safety and Security of community next steps (Action)
 - a. Officially formulating a task force and get a professional facilitator of the committee to address racial bias and safety in the community and follow up with a lot of the community voices from this community voice section tonight such as direction of parenting concerns. Look for a facilitator that is well versed in diversity and inclusion aspects.
 - b. This task force will be tasked to find a facilitator and discuss the issues and review/create procedures/protocol.
 - c. These are very big issues and wondering if it would be better to have multiple groups to allow time and energy and focus to not have it delayed.
 - d. Community and team building activities
 - e. Conflict resolution can imbed racism and other issues.
 - f. Amer, Antony, Laura will be board members on the task force.
 - i. Senanur will talk to her social work department.

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

Meeting adjourned at 8:32PM