



# COMMONWEALTH TERRACE

## COOPERATIVE STUDENT HOUSING

### Commonwealth Terrace Cooperative

**Board Meeting Zoom Meeting – July 22, 2021,**  
Meeting was called to order at 6:35PM - Via Zoom

#### **Directors Present:**

Tanner Deeds  
Wei Li  
Amer Al Homoud  
Tamara Walsky  
Kari Li  
Senanur Avci Tosun

#### **Directors Absent:**

Sofia Simeto  
Laura Eckhardt

#### **Also Present were:**

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

Timekeeper: Lindy  
Process Assistant: Tanner

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

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

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

#### **Scott Creer/HRL- University Updates**

- Provided a report:
  - Covid-19 – For the most up to date information please check <https://safe-campus.umn.edu/>
  - Upgrade Phase IV Laundry Rooms - \$70,000



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- July Regents Meeting Campus Master Plan Section: [University of Minnesota Board of Regents Meeting](#)
- Could CTC rates be correlated to the graduate student stipends? In other words, could we fix rents to the compensation that students receive? Scott says no, housing is required to make enough money via rent to cover expenses and depreciation, with no assistance unlike the rest of the University. The stipend amount is considered when rents are raised however, and housing operates on a non-for-profit basis.

### Community Voices

- Wasting water when washing bikes or children playing near Peace Garden. Community announcement regarding conserving water as the drought continues to get worse.
  - City water usage limits?
  - It is possible to turn spickets off if needed
  - Keep an eye on the city restrictions and continue to inform the community of conservation/water usage.
- From executive meeting, there was the continued concern about catalytic converter theft. The board (Sena) wrote to the community member and invited to meet in person, no response yet.
  - A lot of frustration is building, it's best for the board to talk about it with the community members. It is also best to launch the patrol.

### General Manager Hiring Process

- Previously discussed with the executive committee, with HR's recommendation, Tanner calls a special meeting on August 12 at 5 pm: closed meeting, only the board can attend. At the meeting, the board will go through hiring materials and HR recommendation, hold a vote, secretary will keep minutes (submit to Tanner after), best thing for the community is to keep Shanea in the role. Unless you provide a written notice for a dire scheduling conflict, all are expected to attend.
- On August 12, the board will also prep for community event and executive meeting.
- Tanner will send an official letter (email) as a notice tomorrow.

### Recruiting Board Members

- Three vacancies in the coming weeks Wei, (Kari, Tammy leaving and Mounisha has resigned), with one potential fill. We cannot have four vacancies at once, otherwise we'll lose quorum.
- How to fill the positions?
  - Advertise to community in upcoming newsletter and email announcements
  - Knock on neighbors doors and ask them?

### Community Engagement/Recruiting

- Replacing NNO with the August 13 event, including UMPD in the event. The event serves to allow community members to express what they think is wrong and also hear answers from the board; show proactiveness of board; being transparent that there isn't one simple solution.
- At beginning, we casually talk to community members. Then, use microphone for more of a forum setting. Only a few will answer questions to community via microphone. Must



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ensure consistency on answers/don't understate what we've done and not to overpromise anything. Must attend executive meeting on August 12 to prep.

- Tanner and Amer volunteer to speak
- Categories of what questions could be, then each person would be assigned
- Provide cards for individuals to write questions down?
- Encourage launching community patrol
  - While we live in a safe community, there is the problem of catalytic converter theft
- Try to recruit board members. Bring printed board applications.
- Provide paper for individuals to write questions down, then consolidate topics; provide more statements vs. read every question and provide an answer.
  - Ask the question, "What do you want from the community/what should CTC look like?" Like a small workshop. Sort questions and ideas.

### Informal Discussion

Future Agenda Items:

- Previously talked about a second event around Fall Clean-up; letting Programs organize the event.
- Basketball hoop was reinstalled today. Looking into options for resurfacing the tennis courts (may not be this summer). Hoping to get the volleyball courts some maintenance this year.

### House Keeping

1. Elect Board Liaisons Committee FY 21-22
  - a. Speak at every meeting and dedicate time to report there and back.
  - b. ***Tanner nominates Laura to continue working on the Operations Committee. Amer seconds. All five (5) vote in favor. Zero (0) opposed. Motion passes.***
  - c. ***Amer nominates Senanur to continue working the Finance Committee. Tammy seconds. All five (5) vote in favor. Zero (0) opposed. Motion passes.***
  - d. Hold off on a liaison for Programs, as the group is still getting reestablished. We can revisit the liaison position in the future. Continue advertising recruitment for committees also.
2. Sign Position Agreement and Conflict of Interest Policy/Onboarding Review
  - a. All current board members have previously signed this yet must re-sign the updated form regarding digital and formatting. Link to sign is the previously provided packet. Fill and send back to Shanea.

***Amer motions to adjourn the meeting. Senanur seconds. No objections. Meeting adjourned at 7:33 pm.***