



COMMONWEALTH TERRACE

COOPERATIVE STUDENT HOUSING

Commonwealth Terrace Cooperative

Board Meeting Zoom Meeting – September 24, 2020

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

Directors Present:

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

Directors Absent:

All in attendance

Also Present were:

Hadley Adkins, General Manager
Shanea Schmelling, Operations Manager
Jeff Ciesynski, Facilities Manager
Scott Creer, HRL University Liaison
Pat Larson, Accounting
Lindy Wirth, Marketing and Resident Relations Coordinator

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.

Amer makes the motion to approve the packet, agenda and consent agenda. Sofia seconds. All eight (8) vote in favor. Zero (0) opposed. Motion passes.



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Community Voices

- A resident is having trouble with his neighbor who plays piano during day. The current policy does not have any indication of noise level that cannot be happening between 7am-10pm, but with more people staying home with meetings, it has been disruptive. This is the 2nd or 3rd piano issue that has been brought to Management since quarantine started March 2020. One suggesting would be to re-evaluate the Handbook policy and it be updated to be more specific to only allow electric instruments with headphones or the use of the music room. Would this be a policy change the board would like addressed and brought to the Operations Committee for further review?
 - The board will take this to the Executive Committee Meeting 10/8/2020. This will then be decided if it should be directed to the Operations Committee to look at the policy in more details.
 - Consideration to change Quiet hours from Summer to Winter
 - Not necessary to change the policy, but have neighbors resolve
 - Have noise outside of business hours or if music major may need this in their home.
 - Playing for recreational time can also be for mental health.

Scott Creer/HRL- University Updates/Capital Planning Process

- Capital Plan Process
 - Reflects the bare minim of what is happening. It does not reflect what is needed, because it has been decided that **no big investment is being put into the property, only bare minimum (landscape, sidewalk, playgrounds).**
 - Now is the time of year that the board has the opportunity to talk to the CTC Leadership Team to suggest what projects the board sees that are needed. The General Manger will bring that suggestion back to HRL. There is a suggestion to expand gardening plots area. This should be discussed to decide if this and other suggestions from the board are going to be included.
- How the Capital planning process effects the Financial Requirements
 - Didn't increase financial requirements due to COVID
- Financial Reserves related to St. Paul Student Plan
 - The Reserves do not reflect the amount of replacement of 1bd and 2bd splits which will cost over \$50 million, so the amount of reserves shown will not cover the future need.
 - Deferred Maintenance is a term for capital renewals
 - Equipment is stoves, refrigerators, water heaters, etc.
- Encourage to be engaged in the initiatives that are happening on Campus. Watch emails from President and Provost.
 - Links and emails are being sent about campus security.
- Como Ave Bike Path Project (:
 - A bike path will be from CTC to Como Park.
 - Should be completed by mid-October.
 - Hedges will not return, but trees will be planted.
- Cameras:



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Are being installed within the next few weeks. Originally \$250,000 were allocated to this project but will probably cost much less. Number of cameras reduced to cover only main entrances

Community Values- Review/discussion)

- Short video explaining the community values
- Is an additional video or an updated to the ones that we have? It would be relevant to do an updated version.
- A new statement, under 5 minutes
- Suggestion: resident competition to make a 3 min video addressing 3 main topics.
- Take the resident clips and responses to put in a concise video
- Put in the Terrace Times a marketing statement and asking residents, what do you as residents want to see in this new value? Can be in any medium form (Voice, text, video).
- Deadline near Thanksgiving.

Proposed Snow Shoveling Policy – (Review + Action)

- Discussion on the management recommendations over the Operations Committee Proposal for modification in the snow shoveling policy.
- Adding **clarification on the sidewalk of front and back** and main sidewalks are done by landcare still
- **Pictures** will be added to what is required and education. Additionally add maps.
- **Clarify the back sidewalks** (as it is not shared, but it says shared)
- **Educate:** Why was the fee and policy now being enforced.
- Education of why the policy is being enforced, maintenance and egress
- Add where shovels can be found and that CTC provides
- Suggestion: Laundry sign up and also include shoveling sign up?
- Adding a few more salt/sand barrels- discussion on to have Landcare spread sand/salt to personal sidewalks, not just the main sidewalks.
- Suggestion to residents to buy additional salt if they don't like using the provided mixture of salt+sand? University only provides the sand/salt mixture for CTC. Suggestion on getting only salt? as sand is very messy as it goes into homes.
- Possibility of giving bright paper if failed during start of new policy (though inspection actually takes places 48 hours of business hours after last snow).
- COVID information? Recommendations- wearing gloves, disinfect.
- Do not leave shovels in snow banks, return them back to homes.

Tanner motions to approve management recommendations over the Operations Committee Proposal. Amer seconds. All eight (8) approve, zero (0) opposed. Motion passed.

House Keeping

1. Board Corner Terrace Times – (October 1)
Confirmation that Senanour and Laura will write an article
2. Task Force – Safety and Conflict Resolution (discussion)



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Purpose: The purpose of this taskforce is to create relationships and a community mindset to promote connection amongst our community, leading to a feeling of safety and belonging instead of fear. The taskforce will achieve this by planning events, hosting opportunities for neighbors to get to know each other, and addressing any community-wide concerns.

Ideas: Matching up two random families so that they can get to know each other, Ward activities/events to get to share food and culture and any Ward concerns (required for members?)

Committee members: Amer, Laura, Francis, Antony (we need more diverse people in this taskforce. So let us all think how and who we can recruit more taskforce members).

Suggestion: Co-op members to recruit: Yury Kryvalap , Gabriela Bustamante

Thursday (9/24) - Bring proposal to CTC Board Meeting

By October (10/1) - Send recruitment email to members (residents)

Ideas:

- Start in Ward 9 small meeting
- Community building during fall clean-up
- November 12 Executive committee meeting- Task Force Update.
- Shanea will pass more to the committee when she hears back on a requested webinar with UMPD.

Meeting adjourned at 8:20PM