



# June 2017

# The Villager

Greenhouse Village Cooperative • 1021 Larpenteur Avenue West • Roseville, MN 55113  
Tel: 651-488-9997 • www.greenhousevillage.com

## Board of Directors

### Officers

**Tom Kuhfeld**

President  
W322  
771-2653

**Larry Engholm**

Vice President  
W220  
285-7964

**Merry Christensen**

Secretary  
W111  
207-6416

**Jim Beutelspacher**

Treasurer  
W118  
636-3395

### Members at Large

**Gale Jallen**

W314  
489-0163

**Don Liebenstein**

W203  
484-6881

**Dorothy Tostengard**

E128  
633-2622

### Housing Manager

**Jeff Welle**  
488-9997

## Senior Cooperative Housing Conference May 1-2, 2017

Did you know that Minnesota has by far the most Co-op's? Greenhouse Village Cooperative is slightly different from most of the others in that we do not have Housing and Urban Development (HUD) involvement. This means that they don't have to be involved in how we do things. Thank heavens for that! One difference is that our minimum age is 55, and they now require 62.

Each year GVC board members who are willing and able attend some or all of the conference which is held at the DoubleTree Hotel in Bloomington. There were over 300 attendees at this conference.

Session One: Senior Housing Co-ops – Where Are We Today? There were graphics that showed the 114 existing co-ops, those in the Midwest, and those in the Metro. There was also one that showed 25 prospective Co-ops, including firsts for Florida and California. An estimated 9,600 seniors live in senior co-ops. Average size is 62 units compared to our 102.

Session Two: Technology Advances – Safety for your Co-op and Members. This was an informative and somewhat scary session. We learned about new ways to pay for things, advances in self driving cars, and all the SCAMs out there and how to avoid them. Anyone can put anything in an e-mail and make it look like it came from any official government agency.

Session Three: The Wave: Older Adult Demographics & Housing Product Preferences for the Future. This one covered changes in the population and the type of housing people are choosing, and where it is being focused. More baby boomers, age 54 to 70, are choosing rental housing. The 55 to 62 year olds are restricted from buying into most senior cooperatives. *(Con't. on page 3)*

## Committee Chairs

### **Building**

Byron Bluse  
E324  
715-379-7588

### **Finance**

Judy Ekern  
E231  
488-0543

### **Grounds**

Lydia Volz  
W122  
644-7241

### **Marketing**

Val Negaard  
E129  
484-9436

### **Policy**

Joanne Karvonen  
E325  
645-1363

### **Social**

Margaret Kuhfeld  
W322  
771-2653

### **Village Interiors**

Mary Hilgren  
E232  
214-500-5457

## Notice of Events

### Elevators

Our elevators have an 8 ½ by 11 inch plexiglass frame where a notice is posted relating to the instructions of what to do in case of an emergency. There is room for one extra notice in the elevator, but it needs to be no larger than 8 ½ by 5 ½ inches. It should remain in the elevator for a period of only 10 days.

### Bulletin Boards

If you have an event that you want posted in the elevator or on the bulletin board, write it on a piece of paper and give it to Mary Ellen O'Brien. She will give it to Jim Beutelspacher who will design the event sign and place it in the elevators and on the bulletin board. Notices (other than events) posted on the bulletin board by a member should be initialed and dated or they will be removed. Notices posted should be up no longer than 10 days.

### Calendar

**Do not** write with permanent pen.

Committee meetings should not be written on the calendar. If a meeting is cancelled or a date changed, the chair should notify the members.

*Val Negaard and Kay Webers*

### New Comcast Number

**1-855-307-4896**

## Grounds Committee

The Grounds Committee recently met for their 2017 election meeting, chaired by board member, Jim Beutelspacher. Elected officers are Lydia Volz, Chair; Jan Volkenant, Vice Chair and MaryAnn Bilotta, Secretary. Many thanks to Connie Van Valkenburg for her hard work in caring for the grounds this past year and recruiting many to help with much of the work.

The Grounds Committee will continue to involve those who wish to help care for the gardens at GVC. As of now, the patio pots have been 'adopted' as well as the two raised beds in the courtyard. We will continue to work with Home Sown Gardens to oversee the maintenance of the flower beds and shrubs. As before, any weed pulling, dead heading and rose care is welcomed to reduce the cost and contribute to the beautification of the grounds. No one is expected to do any more than they are willing and able to do.

Those who have a garden plot are encouraged to follow the guidelines posted and recently presented. Each 'Gardener' is responsible for maintaining their plot and the surrounding pathway.

If you have any concerns or suggestions, please contact Lydia Volz or Jan Volkenant.

*Lydia Volz*

## GVC Book Club

The GVC Book Club had its final meeting of the season in May. Books read from October 2016 through May 2017 are:

- Every Day – David Levithan
- The Mermaid Chair – Sue Monk Kidd
- The Real Minerva – Mary Sharratt
- A Man Called Ove – Fredrick Backman
- Destiny of the Republic – Candace Millard
- The Last Castle – Jeannette Wells
- The View from Mount Joy – Lorna Landvik
- Ruby – Cynthia Bond

*Bev Robideaux*

### Senior Services

- Coborns Delivers – call or order online  
763-971-4900  
[www.cobornsdelivers.com](http://www.cobornsdelivers.com)
- Lunds & Byerly's online grocery shopping.  
Delivered to door for \$9.95.
- Meals on Wheels  
Call 651-604-3524
- Metro Mobility  
Call 651-602-1111 for rides
- Roseville Seniors Transportation Program  
Rides given by volunteers  
Call 651-604-3535 for rides and suggested donation
- Senior LinkAge Line  
800-333-2433
- Serving Seniors United Hospital  
For free parking, call 651-241-8787
- Shuttle Bug Bus Service – Roseville Area  
Call 651-604-3535 for rides. \$3.00 each way
- Store to Door Groceries from Cub  
Twice a month; there is a delivery charge based on ability to pay,  
call 651-642-1892

## Senior Cooperative Housing Conference, con't.

Session Four: Managing Member Expectations. This focused on a survey sent to all co-ops. Of the answers sent in by 30 co-ops, 26 were from Minnesota, with 20 from the metro area. *(See conference booklet in library for complete explanation.)*

Session Five: Unit Upgrades & Modifications in Senior Housing Co-ops. This talks about how various co-ops handle upgrades to such things as appliances, counter tops, window treatments, and lighting. It also reviews how the costs are covered at various stages.

Session Six: HO6 & Insurance Related Items. This discusses what would be covered by co-op's master insurance policy, and what is covered by individual HO6 policies.

Session Seven: Networking. This was a series of roundtable discussions for Managers, Presidents, and other Board and Committee members to meet with others of their ilk and talk about issues and ways others have handled them. At one of the Presidents tables, Tom met with seven other Co-op presidents. *(See conference booklet in library for complete explanation.)*

Session Eight: HUD Discussion of Fair Housing & Multifamily Asset Mgmt Issues. (GVC is not a HUD property). *(See conference booklet in library for complete explanation.)*

Session Nine: Fraud, Scams, and Identity Theft. This was an AARP presentation which reviewed numerous ways others try to separate you from your money and how to prevent them. Top Minnesota scams are (1) imposter scams, (2) identity theft and (3) phony debt collection.

Session Ten: Live Long and Die Healthy. A very energetic and passionate Octogenarian Nurse advocated for his prescription to live long and die healthy. (Hint – you have to exercise)

Session Eleven: Legal Planning: When Your Crystal Ball is Cloudy. *(See conference booklet in library for complete explanation.)*

Session Twelve: Co-op Counsels' Corner. *(See conference booklet in library for complete explanation.)*

Tom's summary: This conference provided some good information to attendees. Some of the sessions were too long, and some session's slides hard to read – even for me sitting close to the screen. I will place the conference booklet in the library for others to peruse at their leisure. Be forewarned – some of the slides reproduced in the booklet will require a magnifying glass if you wish to read them.

## Coffee with Jeff - May 4, 2017

- Jeff called the meeting to order and presented an east garage update indicating he hoped the door was on its way as the company only ships on Thursdays. He acknowledged the work done by Mark Krmpotich who scheduled a crew to monitor the open door until American Security could take over on Sunday. A big thank you to Jeff, Randy, Larry and Jim for building the “wall” for the opening.
- Xfinity is finishing installation work. The Village Center installation has been a problem, but Channel 990 should be available in units.
- Gerrie Erickson mentioned problems with dishwashing in the Community Room. Some dirty dishes have been put into the cupboards. Watch the correct use of the “dirty” and “clean” signs.
- Lydia Volz said there was a sign-up sheet for the play “Sweetland, the Musical” at the History Center. Jim Otto gave a recommendation for it as he had seen it.
- A thank you was given to the Grounds Committee for all their work this spring.

*Barbara Conklin*

## Board Meeting Highlights - May 18, 2017

**Housing Manager’s Report:** Jeff Welle - 34 tours, 21 phone calls, 11 Internet and 24 on wait list.

- Storage locker fee invoices will be in your cubby this week.

**Building Committee:** Barbara Conklin reported

- Thank you to Larry Engholm, Byron Bluse and Art Manders for changing furnace filters and cleaning condensation lines.

**Social Committee:** Margaret Kuhfeld reported

- Thursday, June 22, 2 pm – Joe Stahlman will speak about the renovation of the Capitol.
- Summer events: root beer floats in July and men’s brat dinner in August, dates TBD.

**Marketing Committee:** Val Negaard reported

- The next new member reception will be Tuesday, June 20 at 1 pm.
- Working on setting up mentors for new members, preferably someone near their unit.
- May purchase new name tags and will encourage members to keep them in their cubbies.

**New Business:**

- Adjustment of 2017 Budget: Jim moved to adjust the 2017 budget to increase the Technology Assessment to account for the recent upgrade of Comcast TV and Internet services, and to more accurately reflect actual income and expenses. Motion carried

**Next Board Meeting: Thursday, June 15 at 10:30**

*Merry Christensen, Secretary*