



June 2018

The Villager

Greenhouse Village Cooperative • 1021 Larpenteur Avenue West • Roseville, MN 55113
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Jeff Welle

488-9997

Senior Cooperative Housing Conference

Jeff and the GVC Board attended the Senior Cooperative Housing Conference on April 30 and May 1, 2018. Jeff summarized topics from the Conference at the May 3 Coffee with Jeff.

He began with comments about GVC:

- When comparing GVC to other buildings, we stand out. We are organized and almost the only building that does not have HUD.
- The average size of our units is 1,310 square feet.
- Nationwide, there are 121 cooperatives. The majority are in Minnesota.
- We are now paying taxes as renters. If the co-op status is changed to “condos,” our taxes would greatly increase.

Co-operative Housing: Choice and Affordability

- Dr. Lyn Bruin from the U of M is doing a study on long-term affordability of co-op housing for seniors.
- GVC is a tier co-op – 33%, 66%, 96% down payment.
- The traditional down payment for other co-ops is between 20% - 30%.
- GVC is an equity-limited co-op – means it can only appreciate 2%/year.

Bridging Generations

- The biggest difference is in marketing strategy.
- Currently, GVC is dealing with the Greatest Generation, the Silent Generation and Baby Boomers.
- How do you advertise for the different generations – paper or electronically?

Creating Good Conflict Management Skills to Reduce Stress

- How do you deal with disruptive people?
- “Me” or “we” people. A co-op only wants “we” people. *(Con't. page 2)*

Committee Chairs

Building

Robert Kelsey
 E143
 787-0193

Finance

Judy Ekern
 E231
 488-0543

Grounds

Lydia Volz
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Marketing

Val Negaard
 E129
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Policy

Joanne Karvonen
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Social

Georgi Bluse
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Village Interiors

Mary Hilgren
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Senior Cooperative Housing Conference con't.

Best Practices in Maintenance & Property Upgrading

- Differences in furnaces among co-ops may cause problems.
- The biggest worry at GVC is water. The sprinkler heads or pipes could develop holes. Drains in the kitchen sinks are a big concern.

Aging in Place (important to us)

- "Growing old isn't for wimps."
- How long can I stay here? Services can be hired. Dementia is the biggest problem.
- Need to be able to live independently.

Fair Housing Rules

- Managers need to make sure they don't discriminate against anyone. Race, color, religion, creed, public assistance and disabilities are examples. We can discriminate for age (over 55). We can't ask about income outright. It will come out in the application. Anyone interested in moving to GVC is treated by Jeff as a potential member.

There were other topics covered at the Conference. The notes and handouts are in a binder in our library for anyone interested in more information.

*Judy Ekern, Coffee with Jeff Notes
May 3, 2018*

Aluminum Cans

Please put aluminum soda cans in the gray container in the trash rooms, NOT in the blue recycle bins.

These cans are crushed in the workshop and sold for the shop fund. A container for cans is also located in the Community Utility Room.

Art Manders

GVC Book Club Selection For 2017-18

The GVC Book Club had its final meeting of the season in May. Books read from October 2017 through May 2018 are:

- As I Lay Dying – William Faulkner
- Behind the Beautiful Forever – Katherine Boo
- A Gentleman in Moscow – Amor Towles
- Fahrenheit 451 – Ray Bradbury
- Ordinary Grace – Kent Krueger
- Mr. Penumbra's 24-Hour Bookstore – Robin Sloan
- The Curious Incident of the Dog in the Nighttime - Mark Hadden
- Small Great Things – Jodi Picoult
- The Widow Killer – Pavel Kohout

Bev Robideaux

New Recycling Tips

New recycling posters have been ordered and will replace the current ones in our trash rooms.

Please rinse containers before you put them in the blue recycle bins. **NO STYROFOAM OR BLACK PLASTIC.**

Just about everything else may be put in the blue recycle bins:

- Metals – food and beverage cans
- Glass – bottles and jars
- Cartons – beverage, juice, milk, soup
- Plastic containers – margarine tubs, yogurt cups
- Paper and boxes – mail, catalogs, phone books, magazines, newspapers, scrap paper, **paper towel & toilet paper tubes, egg cartons**, cardboard cans (chips, nuts, oatmeal)

Place all plastic bags (including **bubble wrap**) in the blue basket in the corner of each trash room. Merrick Company thanks you for your plastic bags which are recycled into composite lumber.

Grocery bags with handles are taken to the Food Shelf. If you bring your bags to the trash rooms, it is helpful if you stack them flat with the handles pointing up. The Food Shelf also accepts cloth bags.

Our environment appreciates your conscientious efforts!

Val Negaard

Coffee with Jeff - May 3, 2018

- Unit decks – wind chimes are not allowed. Remove them immediately.
- The garage floor annual cleaning will be in May, one wing a weekend.
- Concerts, etc. cannot be advertised on unit doors.
- The pond will be drained and filled with rocks.
- Dogs can visit in the West wing only and need to be on a leash. Dogs should be 25 pounds or less.
- Wait for garage doors to close when entering or leaving. Remind your guests to do the same.
- The entire campus/grounds are smoke-free. Let guests who smoke know they must go out to the sidewalk near the street.

Judy Ekern

Board Meeting Highlights - May 17, 2018

Housing Manager's Report: Jeff Welle - 23 tours, 24 phone calls, 16 Internet and 30 on wait list.

Grounds Committee: Lydia Volz reported

- All of the planters and raised beds have been adopted.
- Water hoses are connected in the garden.
- There are herbs for all to use. The rhubarb is almost ready to use and should not be harvested after July 15.

Social Committee: Georgi Bluse reported

- Have been asked to recruit people to inspect the Community Room and bathrooms after the room has been rented out.
- Some new ideas: not to have programs on a monthly schedule, charge \$2 rather than \$1 for upcoming events.
- We are thinking of holding our Christmas Party in-house for 2018 and would like suggestions.

Policy Committee: Joanne Karvonen reported

- The last meeting was spent reviewing the current policies under the headings "Membership" and "Caretakers and Other In-Home Health Services." We are wrestling with the language in these two areas.

Marketing Committee: Val Negaard reported

- Hosted a welcome reception for new members on May 15.
- No meetings in June, July or August unless needed.

Old Business – New Business

- None

Next Board Meeting: Thursday, June 21, 2018 beginning at 10:30 a.m.

Merry Christensen, Secretary