

**Date:** August 8, 2019

**Time:** 5pm

**Location:** VISIONS

**Attendees:** K. Dayton (beginning called in) K. McWalters (beginning), Mark & Kathleen, Erik & Joi, Toby, Rollin

Call with Cohousing Solutions

**Agenda Item: Land with a house on it**

- Increasing density is a big battle unless the town wants to increase density in that area.
- Cheapest money is a primary home mortgage – need a member to buy and move into the property, then work out purchase of land by LLC from member. (typical land loan is 50% down)
- False expectation that you can use the existing home as a common house – this ends up being more expensive than new construction, needs to meet accessibility requirements as a community property,
- One idea is to break the house off and sell it and then keep the property

**Agenda Item: Website / Facebook feedback**

- Spokane Haystack Heights is a good example of Facebook content

**Agenda Item: How to Market at the Farmer's Market**

- Give a quick sound bite – everyone come up with his or her own 30 second sound bite. Why do each of us want to live in cohousing. Then start asking questions. Where do you live now? What do you like about it? Do you have a sense of community? Do you have kids? Can they go out and play safely with others? Are you retired? Have you thought about aging in place? Ask more questions than you provide information. Can draw from FAQs.
- Big question: Cost. It will cost market rate, not less. But the day-to-day living can provide savings.
- Shelly Parks can do a workshop on sales after we have land

**Agenda Item: How to handle money now**

- Need to find Montana attorney that is good with securities law, understands real estate deals, and Montana legislation. Don't worry about HOA that is a separate lawyer. If you know any small developers ask them for recommendations for attorneys. Don't get the most expensive and don't get the cheapest.
- When we have a lead on an attorney, Katie can help us interview them over the phone and then walk them and us through the documents.
- At this point have limited members in the LLC – until we have land
- We want as many explorers as we can get, but a smaller group that is putting the real money. Once we get land then we will limit the length of time for an explorer to 3 months.
- We will need some money after land to move forward.
- Will send us the promissory notes

### **Agenda Item: Land**

- Ideal is to find a landowner with ties to their land who is willing to give us a lot of time. Do not expect a discount.
- Hospital land: need to determine who are the decision makers, what do they make decisions based on, present the idea to them first, find out with we need to partner with a developer for the hospital to feel comfortable with it, it is rare the city that will sell land without a developer partner, but a credible developer with local families is a win, what is their process for deals, can they do a private deal or does it need to go public

### **Agenda Item: Budget, LLC,**

- Katie will send us a list of budget questions, we need to find out city and utility hookup fees (Erik)
- We should get the member documents ready, tailored to our group so we're ready to go when we have the LLC/land

### Business Meeting

#### **Agenda Item: Land**

- 3 properties for about 3 million each: (1) Property near Costco ~3 acres would save \$30k per unit, (2) property downtown ~ 3 acres (walk/bikeable), (3) property on the edge of town 30 acres with creek, pond. Everyone seems to prefer bike/walkable accepting the price premium. 3 acres downtown is ideal. Some members willing to be on the edge of town for amenities like 30 acres and a pond, other members willing to be on the edge of town if that's where cohousing ends up – cohousing is the amenity.
- Mark to find more about covenants on 960 Manley property 30 acres with pond – cannot develop this – no new buildings.
- Erik to ask city where they might see cohousing working in Bozeman, where they want to increase density, what zoning would work for us.

#### **Agenda Item: Meetings**

- Change meetings to Thursdays at either 5pm or 6pm – pending availability of Katherine and Katherine starting in September. Next meetings 8/21, 9/5. Schedule next call with cohousing solutions 9/19 – make this a regular monthly call.
- Bozeman Cohousing will pay for flyers and handouts (approved), Erik will print, Erik and Kathleen will hang fliers, Mark will post events electronically. Follow up with Katherine D about where to hang.
- Rollin will look at the logo and improve it. Rollin will redo t-shirt design and send to Kathleen to get printed. Each member will purchase their own shirt, cohousing will pay for any of the minimum 12 not claimed. They can be sold to future members.
  - Mediums(4) – Mark, Erik, Toby, Katherine M, Smalls(2) – Kathleen, Joi, (if unisex small = women's medium) L(1) – Rollin, XL (1) – Nan, 3T (1) – Lochlan, Youth Small (1) Denali. Haven't heard from (Deanna, Katherine D, Venice, Rana)

- Possible to have art students through Rollin at MSU work on future posters, t-shirts, etc.

### **Agenda Item: Vision Statement**

- Community's Pedagogy/Values/Agreements
  - We know everyone in the community and are friendly – neighborly
  - We gather together regularly – shared meals, shared events, focus groups
  - We are supportive, respectful, and flexible with each other
  - Committed to equitable shared governess
- Our physical environment/housing space
  - Our design and construction has a focus on sustainability – materials, design
  - Our lifestyles reflect sustainability – compost, gardens, recycling
  - The housing is aesthetically pleasing and beautiful – natural light, open space, away from busy streets\* (this is controversial)
  - We have shared spaces – shop, tools, garden, toys, bikes, more
- Bozeman Cohousing is way of living together in a carefully planned physical environment. In our community, we gather regularly and know each other personally; we are supportive, respectful, flexible, and friendly with one another, and we are committed to equitable shared governess. Our community is designed and constructed with a focus on sustainability, which our lifestyles also reflect. Our homes are aesthetically pleasing, well maintained, and have a variety of shared spaces.

### **Agenda Item: Financial**

- We have about \$1000 left in the bank, bills from cohousing solutions could be around \$500 in this month. Need to follow up with Katherine McWalters to see if she is ready for the \$400 upgraded membership. Rollin will speak with his mother and let us know if either of them is ready for the \$400 contribution.

### **Agenda Item: Wrap up**

- Meetings need to be under 2 hours. Consider having the consulting call on an off week – not on the same week as a regular business meeting.