

**Date:** July 24, 2019

**Time:** 6pm

**Location:** VISIONS

**Attendees:** K. McWalters, Mark & Kathleen, Erik & Joi, Toby, Jennifer Monroe

**Agenda Item: Q&A with Jennifer Monroe**

- To make an offer need 1% of asking price as earnest money and proof of financing
- 1.5 acres on N 7<sup>th</sup> (\$2.4 million) Zoned business first ½ of 7<sup>th</sup> closer to Main
- 2.5 acres in NE neighborhood (likely over \$2.5 million)
- Market peak – advices stop buying, sell now – anticipate correction in the next 2 years
- Need seller financing as we cannot obtain financing on land w/o 50% down
- Or look into a Joint Venture (JV) with a developer – Cohousing groups often partner with a developer later in the process after the land/design are done to fund the last few units
- Mike Delanie – Village Downtown property – probably doesn't share our group's values, Jennifer would recommend a different realtor to work with. If we want to pursue this we should schedule a meeting with him directly.
- Hospital owns wheat fields across Highland- approach hospital directly w/o realtor. Highlight benefits to the community of cohousing space -ask to buy some of their land.
- University (probably less likely than the hospital to sell us land) Has some opportunity zoned land which has tax benefits behind Rosaur's shopping center
- Joe Maher (spelling) might own the land south of the stadium but it is already plotted for development and will be more expensive.
- Suggests finding 10 acres and getting it annexed into the city – this is a much longer process. Possible location behind post office on Thomas drive.
- Recommends other realtors: Dianne Click (Mark and Kathleen used to buy their house) and Marcy ?? (Erik and Joi used to buy their house)
- Look up Sonoran Institute – involved in sustainable communities – has office in Bozeman. ?(right link) <https://sonoraninstitute.org/focus/vibrant-communities/>

**Agenda Item: Consulting Call with Cohousing Solutions Review**

- Question from Cohousing Solutions:
  - What are we doing for outreach/marketing
  - What are our membership policies
  - Riley could look at our website to offer improvement suggestions
    - Couldn't find a "get involved" link (not sure why not??)
      - Subscribe to email list on right sidebar
      - Contact tab allows sending a questions or comment
  - Are we still interested in Getting it Build Workshop?
    - After we find land
- Questions for Cohousing Solutions
  - Schedule a monthly phone call – first one aim for 5pm in the basement July 31 or Aug 1 (Have a potluck after this call but no regular meeting)

**!!Action Item: Respond to Cohousing Solutions with answers to above (Erik)**

**!!Action Item: Schedule meeting with Cohousing Solutions (Erik)**

**!!Action Item: Come up with questions for Cohousing Solutions (All)**

**Agenda Item: Marketing Strategy**

- Approved purchase of lawn sign \$24.22 (with shipping)

- Farmer's Market
  - Official tent in the family area
  - Kids activity
  - Erik's cohousing photos & props
  - Owkes' screenhouse
  - If denied an official tent – just bring signup clipboard and fliers to pass out
- Fliers
  - Without dates to hand around town
  - With dates – 3 public events at VISIONS 2<sup>nd</sup> week in Sept, Oct, Nov (3 different days of the week) 6pm-8pm
    - Not a potluck – we provide appetizers
    - Brief presentation and lots of mingling, chatting time
    - T-shirts to identify members
    - Script for members to answer questions about cohousing
    - Architecture props to engage people
- Send representatives to relevant meetings around town: permaculture, community, housing

**!!Action Item: Contact the Farmer's Market for approval (Mark)**

**!!Action Item: Check with Katherine Dayton about VISIONS events (Mark)**

**!!Action Item: Design, price, and timeline for t-shirts (Kathleen)**

**!!Action Item: Research events/ regular meetings around town to recruit at (Toby)**

**Agenda Item: Visioning**

- Round – everyone states their vision of cohousing

- Small village feel
- xx Community and privacy (houses)
- quiet street
- xx natural light
- net zero ready (theme) (energy efficiency)
- meeting areas, impromptu, open spaces
- xx familiar with neighbors
- xx sharing, borrowing (cars?), resourceful, collaborative, helpful, flexible
- xx respectful, boundaries (golden/platinum rule, replace what you break)
- xxx everybody know the kids and animals
- shop
- xxxx garden, greenhouse
- xxxx people-centric not car-
- beautiful, well-kept, tidy
- x sustainable (avoid air pollution, zero waste, compost, light footprint)
- xxx multigenerational
- shared meals and tools
- integrated with Bozeman community (walkable / bikeable)

**Agenda Item: Future meetings**

- 7/31 or 8/1 5pm call with cohousing solutions – followed by potluck
- 8/7 - 6pm Facilitator: ?