

Katie Call 9/19/19

Present:

Mark, Erik, Joi, Betty (e), Phil (?), Rolland, Eric, Katherine, Lynn (e)

1. Intros
2. Member onboarding
  1. KT: what is purpose of membership?
  2. MO: 1. Voice in decisions (a vote), 2. Seniority in house selection
  3. KT: Once LLC is formed membership means ownership of LLC. At that point \$500 membership + \$2000 loan to LLC recommended
  4. KT+MO: Land is not a consensus issue – critical mass is the decision-making threshold
  5. KT: Don't let a single person push you sideways
  6. KT: other onboarding topics:
    1. Coffee with new members should focus on a 2-way exchange of information
    2. And include info gathering about home ownership history (does prospective member own a home now, first time buyer?)
    3. Consensus history (what do they know/have experience with, how we make decisions)
    4. Cohousing history (what do they now, what is cohousing)
    5. Current status of group (tell/discuss with them)
    6. We are planning to be a developer, we come up with the money = 20% of project over time to drive project (tell/discuss with them)
    7. Market rate housing, no identified potential subsidies (tell/discuss with them)
3. GIB (KT)
  1. If done before land: purpose is to get group comfortable with moving forward (get group ready to write checks needed to buy land)
  2. If done after land: KT calls kick-off workshop – about kicking off that project (budget, process for THIS project) (2 month lead time for KT scheduling)
4. Share of costs (KT)
  1. Transition from equal shares to share based on unit typically happens when group has house plans. Then share switches to percentage of projected home price.
  2. What is the minimum financial contribution to stay in? Whatever is needed to cover cash flow is the default answer. Some households can cover more if they are willing, which could enable other households to stay in. That scenario could generate some flexibility for members who have made a large non-financial contribution if there is enough money coming in from others.
5. Land prices (KT):

1. Price per door – could ask other developers what is typical in this market
2. Can be easier to for cohousing to compete with the housing market when developing raw land
3. Not much input on absolute price – more relative
6. Tour for Eric (KT): check web site and contact contacts listed there.
7. Open House Debrief
  1. KT: how did we get the word out? What worked?
    1. Digital – next door and others (Group)
    2. Next will probably be smaller (KT)
8. Introductions of group and new members
  1. Chris and Brian (new members) for son.
9. Community-Building Initiative (Eric)
  1. Create it now
  2. Help each other out
  3. Eric will create topics on forum
  4. Calendar is being created by Eric & Mark
10. Update on land (Erik)
  1. Erik is coordinating efforts
  2. Please email with land ideas or contact ideas if you have some