

Date: September 26, 2019

Time: 5:30pm

Location: VISIONS

Attending Members: K. McWalters, Mark & Kathleen, Erik & Joi, Eric Dobson, Nan (phone)

Attending Explorers: Garl Germann, Carl Weborn

Agenda Item: Meeting Protocol

- Facilitator post agenda 3-4 days in advance to gather topics from members for meeting
- Facilitator write agenda on white board
- Number Priority items (1,2,3), Label and P.L (Parking Lot) agenda items on hold
- Topic Guide – Member talking about a topic gives information
- Time for question and clarification (members raised hands),
- Members give silent opinion with thumbs up, down, sideways (dissents can be discussed later to avoid interruption of flow)
- Topic Guide wraps up with summary of any decisions.

Agenda Item: Land Search (Erik)

!!Action Item: (Eric) Land search based on our criteria of location, size, zoning – provide spreadsheet to Erik

!!Action Item: Erik to negotiate deal with Dianne Click for hourly consulting and \$2,500 fee for closing on the property. (limit of 2 months before we upgrade Dianne's contract to more involvement)

!!Action Item: Kathleen to print and mail letters to identified land owners.

- Dianne Click provided two options for a contract with her
 - 1) She is in charge and leads process – we pay 1% of land at closing of land. If the property is listed the seller would pay, otherwise we pay. \$20-30k – a lot of extra money for us to come up with early in the project
 - 2) We find the property, contact the land owners, she does the documents and closing \$2,500. We can still call with questions. (Erik suggests we pay an hourly fee for her to consult)
- Now is a good time to look for land – winter is good for buying land, market is softening
- How much will we pay at land closing outside of Dianne's fee?
 - Depends on the seller but possibly 10-20%?
- Cash Flow is often a limiting factor for cohousing groups so reducing cash flow needed early on will always help
- Garl provided some contacts Real Estate Agents that he can follow up with. Also mentioned Eric at think tank interested in the project from a development standpoint.
- Eric can help make real estate calls (provided Kathleen provides childcare)

Agenda Item: Attorney

!!Action Item: Kathleen (with possible support from Eric) to follow up with Nate Good about why his firm won't take this project.

!!Action Item: Kathleen and Eric to call attorneys in Billings and Missoula who have experience with securities (Holland and Hart 406.252.2166) (Dorsey and Whitney 406.721.5025)

- Nate Good said they will not do this project. It will cost \$100k in legal fees to raise \$1 million?? Poor call quality Kathleen did not get the full reason.

Agenda Item: Member Financial Contributions

!!Action Item: Kathleen put together an estimate of needed money to sustain group until land purchase. \$ for lawyer (ask lawyers how many hours to set this up) and \$ for Katie (consultant) and \$ for Dianne (Real Estate Agent)

Agenda Item: Open House

- Katherine M, Erik, Joi, Kathleen (possibly Mark) can attend
- Erik suggested more dialogue with attendees less talking from members

- Chad suggested a round of why each member joined.
- Katherine D. to set up – chairs in a circle / not rows this time.
- Katherine M to get cheese and crackers
- Kathleen to get more la croix and some fruit
- Katherine M to give presentation – Mark will update with clearer picture of explorer/member. Mark to provide laptop

Agenda Item: Social Events

- Eric to be group social coordinator lead
- See if it is possible to have a sticky note feature/ announcement that stays at the top of the forum
- Mark and Kathleen to host Cohousing Thanksgiving Sunday, Nov. 17.

Agenda Item: New Membership

- Mark to draft newsletter for October, get input, wait for photos from Apple Cider Party
- Mark to lead on-boarding process – pair new members with current members for coffee meetings
- Mark to post protocol/agenda for coffee meetings and everyone to provide feedback
- New member coffee meeting should be ideally before the first business meeting.
- Be very clear with explorers about observing at meetings

!!Action Item: Katherine D to make flyer posting location document public and post the link on the forum so everyone can access it.