

CoHo Year-to-Date Meeting Minutes for 2014

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Community Life Meeting Minutes / January 2014 / No Meeting

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Business Meeting Minutes / January 19, 2014

Next Community Life Meeting: Wednesday, February 5, 6:00 pm

Next Business Meeting: Sunday, February 25, 2014, 4:30 pm (Note that this will be the **fourth** Sunday of the month.)

Directors Attending: Amaris Franz, Amy Becker, Anne Arquette, April Hall Cutting, Austin Hallock, Colleen Dyrud, Dave Demaree, Debby Vajda, Dennis Clark, Elizabeth Connard, Jodi Coleman, Joey Kimdon, Jude Hecht, Linda Edwards, Meta Hough, Nancy Baumeister, Richard Hervey, Steve Brown, Susan Hyne, Xochil Morningstar	Community Residents Attending: Amaris Franz, Amy Becker, Anne Arquette, April Hall Cutting, Austin Hallock, Bruce Hecht, Colleen Dyrud, Dave Demaree, David Kimdon, Debby Vajda, Dennis Clark, Elizabeth Connard, Greg Craven, Jodi Coleman, Joey Kimdon, Jude Hecht, Juva DuBoise, Leela Devi, Linda Edwards, Meredith Wade, Meta Hough, Nancy Baumeister, Richard Hervey, Roland Franz, Sole Ciganda, Steve Brown, Susan Hyne, Valerie Hervey, Xochil Morningstar
Associate members & Friends of CoHo: Carrie Kart, John Ross, Janelle and Stony Lohr	Visitors:
Facilitators: Dennis with help from Leela	Scribe: Austin

Type of Quorum	Requires	Achieved?
Directors	60% of 30 or 18 to do business, and same quorum for vote	Yes
Unit Owners	60% of 68 or 41 at outset, and +50% of 68 upon vote or 35	No
CoHoTopia Directors	40% of 46 = 19	Yes

Recap of Decisions

HOA & Coho Board of directors Decisions:

Elizabeth Connard was provisionally selected as Steering Counsel member for a two-year term beginning April 1, 2014. Finalization of her selection may require the consensus of a subsequent meeting with the appropriate quorum. For details, see item heading.

Cohotopia Board of Directors Decisions:

None.

Recap of Design Review Announcements:

None.

Announcements

(including any design process or other community agreements)

Juva: What we did today [*at half-day work party*]. Worked between buildings 3 and 4. Changed batteries, lights, and key pads in Bike Barn door lock. Building electrical rooms [*water-heater rooms?*] cleaned. Whacked a bunch of trees. HRV filters. Paths got mulched.

Aria: Marimba Jam, Common House, Saturday, January 25, 2014. Setup starts 6 pm, playing starts 6:30 pm.

Richard: Ralf, Bruce and I replaced tires on carts.

Jodi: *Fiddler on the Roof*, Feb 20–March 9, CHS Main Stage Theater, Alex is in all showings.

Joey: Hand-held scanner up for grabs.

Carrie: Spring retreat March 1, 8:30–4:30. It will be a mix of work and play. Work

this year will be more of the visionary, long-range planning that SC is leading. Play is yet to be determined, but Richard has a book with 30 ways to play dodge ball.

As for food, we've decided to take a break from biriani and Middle-eastern salads this year. Our plan is to bring back a much improved version of an old plan. We'll be posting the meal on the meal software as a soup, salad, and bread potluck. We will have sign-up slots for 3 or 4 soups, glutenous and non-glutenous breads, and clean up. We'll be asking everyone not supplying those items to prepare a salad that can be stored in the kitchen fridges as you arrive and just be pulled out and put on the counter for lunch.

Richard: Will be taking Kahala's things to her.

Leela: One Billion Rising Flash Mob will be on Valentine's Day, probably 5:15 pm (more info coming). If you are interested in participating, please let me know so I can put you on the list for information as it come up. And sign up on the international website:

<http://www.onebillionrising.org/events/flashmob-for-obr/>

There may be Sunday afternoon flashmobbing the path to practice.

Susan: Catherine T is listing unit 221 for sale with realtor. I'm contact person.

Linda:

Sent out e-mail, organic garden club is now under the food web.

Movie: "Symphony of Soil." It was great. Part of eco film fest.

There are books of the "She" project available. contact me.

April: NVC planners group: Would anyone like to learn more about NVC or trainings? Put your name on signup sheet.

Jude:

Remember: Plastic containers are not recyclable.

Problem with tables being dragged across the floor CH dining-room floor — causes damage. Please lift tables to move them.

Lost and found is out in atrium. Claim your stuff.

Janelle:

Corvis's preschool is doing raffle. on Feb 8

On Feb 7, Raine's dance party.

Feb 19, school board will have meeting about I-pad initiative. They're rethinking that plan. Will send out more info.

Ricahrd: Meeting in living room after this meeting with city folks.

Valerie: Cleaned kitchen today. Cups on table — claim them, if wanted.

Ama:

January 26-31 Dave and I will be gone. If someone wants to help out with care.

I take all the left-over socks from the lost-n-found; so ask me if concerned.

Jude: Bruce and I are going to Arizona on Thurs and will return on the Feb 3.
Jeanine will stay in our unit.

Welcome, Introductions, and Opening

Presenters: Dennis.

Purpose: Centering, bonding, & humor.

Supporting Documents: None.

None.

Preview Agenda

Okay.

Quorum Check

HOA Board of Directors: Yes / Homeowners: No / Cohotopia: Yes

Approve Minutes

Minutes up for Approval:

HOA Business Meeting 2013/11/17 (Second Draft)

Community Life Meeting 2013/12/04 (Second Draft)

Since unit-owner quorum was not achieved, minutes were *not* approved.

Green Areas Review Form

Presenters: John Ross.

Purpose: Comments, questions, feedback.

Supporting Documents:

LUV Greenlighted Form V2.doc

John Ross: This in not a gate-keeping function. It's what GAT feels should be considered. LUV projects have been approved in principle, and this about getting to the details. It's up to the individual teams to get community consensus. It's all about getting things moving forward. In the coming weeks we'll be looking for feedback on this form.

Questions:

April: This is for the 8-day review for green-lighted projects. Is this going to follow the same path as the 10-day review process?

John: Good question.

Bruce: We did a preliminary 10-day review for the garden shed. Can we use the 10-

day review form instead of this?

John: Whatever works for people.

Amaris: Interesting that we've shortened our review down to 8 days for something that might have more financial implications than some of the 10-day stuff.

John: The 8 days is just the review process. This is for the design, not for the funding. GAT doesn't have any money for these projects. The financial part can be addressed otherwise.

Dennis: I would prefer having 10 days, less confusing.

Elizabeth: One of the reasons we decided on 8 days was to distinguish it from the 10-day review stuff.

Nancy: This would be easier for me to think about if I had a list of the green-light topics in front of me.

John: This is not the end of this input. If other stuff comes up for you, contact a GAT member. It's a work in progress.

Meta: Is there a list of Green Light projects on the Tiki?

Joey: There's a list that I entered a long time ago.

John: In the abstract, this is hard to evaluate. When you start filling it out, the questions will come up.

SC Toolbox and Dream Proposal Video

Presenters: Steering Council

Purpose: Information

Supporting Documents:

DreamersToolbox20140119.doc

Showed video of Andy talking about the Dreamer's Toolkit.

Colleen: Dreamer's Toolbox was sent out again in its final version. Also put a copy in the laundry room. SC encourages you to pick a project and start working on it. At the February Community Life meeting we will talk about this.

Buildings Maintenance Program

Presenters: Bruce.

Purpose: Information.

Supporting Documents:

Building Team Preventative Maintenance Update 2013 DRAFT [2 formats]

Bruce went through the PowerPoint document (see)

Questions & Comments:

Dave: Was the rise in maint effort a blip, or will it stay up?

Bruce: I think it will stay up.

April: Of the estimated 225 hrs., how much of that is you and Ted.

Bruce: Mostly me and Ted and then some otherss

Amaris: Joke about kids working on HRVs.

>BREAK<**Heating Tips: What to Know**

Presenters: Sustainability Action Team — Colleen.

Purpose: Information.

Supporting Documents:

CIM1HeatingTips20140120.pdf

Colleen announced interview with “Virtual Bruce.” Showed presentation about history of “Virtual Bruce.”

This is all available in the supporting document. It’s been sent out.

If you’re interested in different floor coverings and vacation-heat settings, those topics will appear in a revised version of this document. [*Secretary’s note: The version noted above is the revised version.*]

Selection of New Steering Council Members

Presenters: Dennis.

Purpose: Consensus on the selection of new Steering Council members to replace Jude and Sole in March.

Supporting Documents:

SC Job description.doc

Discussion:

Since there was no homeowners’ quorum, it was thought that the selection could not be finalized at this meeting. Then Colleen asked if team members were officers, the implication being that, if the Steering Council were a team like other teams, then selection of its members would not require a quorum of any kind. The question could not be definitively answered on the spot. The question was set aside, and the selection process proceeded with the understanding that anyone selected as an SC member today may have to be approved at a future meeting that had achieved the appropriate quorum.

Current SC members are: Sole, Jude, Meta, Stony, Colleen, and Andy (president).

Nominations and Selections:

An initial nomination round was conducted. People gave reasons for their nominations. Jodi, Susan, David K, Joey, Linda, and Nancy were nominees who withdrew their names for various reasons. Change round ensued. Rob's name came up. A messenger was dispatched to find Rob; the messenger quickly returned, announcing that Rob was quickly found but that he declined in absentia. Carrie also declined. Facilitator Dennis nominated Elizabeth Connard. Consensus round ensued, resulting in an overwhelming endorsement. Elizabeth wanted to know more about what is expected in the role. After consultation with Meta, Elizabeth Connard agreed to take the job. Depending on the answer to the question raised by Colleen during the opening discussion of this topic, finalization of Elizabeth's selection may require the consensus of a subsequent meeting with the appropriate quorum. Stay tuned.

Appreciations

Susan: Kati and Alex for making boxes for the Humane Society fundraiser.

?: Loyal and Susie for loan of a mouse.

Jodi:

Everyone who is doing fun things with Kati.

Thanks to all who are giving me slack while figuring out new job.

Ama: Jude and others for working on the lost and found and free box.

Debby: Everyone who comes for double solitaire here tomorrow at 2:00 pm.

Colleen: Downton Abby girls.

Anne: Bruce and Jude for giving a forever home.

Amy: Everyone for taking one napkin and putting it in your cubby and using it as long as you can so that fewer napkins need to be washed.

Bruce:

Ted for support in maintenance work.

Kimdon family for filter-cleaning work.

Richard: Mason for picking me to be Miracle Max.

Valerie: Joey for Madrigal Fest.

Sole:

Joey for encouraging me to sing.

CHACO LUV group for thinking outside the box.

Joey: Val for helping clean up the kids room.

Jodi: Sole for gift buddy event.

Valery: Andy for NVC class.

Closing & Adjournment

Meeting adjourned at ~6:30 pm.

Community Life Meeting Minutes / February 5, 2014 (AKA SC Long-Range Planning Meeting #3)

Next Business Meeting: Sunday, February 23, 2014, 4:30 pm

Next Community Life Meeting: Wednesday, March 5, 2014, 6:00 pm

<p>Directors Attending: Amaris Franz, Amy Becker, Anne Arquette, Austin Hallock, Colleen Dyrud, Dave Demaree, Debby Vajda, Dennis Clark, Elizabeth Connard, Jeremy Groom, Josh Standig, Jude Hecht, Karen Heilesen, Linda Edwards, Meta Hough, Nancy Baumeister, Richard Hervey, Steve Brown, Susan Hyne</p>	<p>Community Residents Attending: Amaris Franz, Amy Becker, Anne Arquette, Austin Hallock, Bruce Hecht, Colleen Dyrud, Craig Hall Cutting, Dan Gillman, Dave Demaree, Debby Vajda, Dennis Clark, Elizabeth Connard, Jeremy Groom, Josh Standig, Jude Hecht, Juva DuBoise, Karen Heilesen, Linda Edwards, Meta Hough, Mike Volpe, Nancy Baumeister, Richard Hervey, Sole Ciganda, Steve Brown, Susan Hyne, Valerie Hervey</p>
<p>Friends of CoHo: Stony Lohr</p>	<p>Visitors:</p>
<p>Facilitator: Richard H.</p>	<p>Scribe: Austin</p>
<p>Assistance: Valery H.</p>	

Type of Quorum	Requires	Achieved?
Owners	60% of 68 or 41 at outset, and +50% of 68 upon vote or 35	No
HOA (BoD)	60% of 30 or 18 to do business, and same quorum for vote	Yes
CoHoTopia	40% of 46 = 19	Yes

Recap of Decisions

None.

Recap of Design Review Announcements

None.

Welcome & Introductions

None.

Announcements & Design Reviews

(including any Design Process or Other Community Agreements)

Susan:

Sun, Feb 23, common meal switched to 12:30 pm

Follow-up to Ooch Experiment: Will be getting in touch with people who gave feedback.

Met with about 25 realtors who came to see Catherine Thomasson's unit. I compiled comments they made [passed around, also inserted below].

Feedback from Realtor Tour of Catherine's Unit (January 2014):

There is so much stuff laying around in the complex in general. It looks very "junky"

The lifestyle & close proximity of the "village" - at this time of year maybe - looks cluttered and messy.

The interior of the unit was very nice and it had great natural light. I was surprised at how disheveled the overall grounds were with toys and bikes laying all about. If I have a buyer interested in community living I would certainly show it.

I needed to see this complex as I have never been down there. Thanks for having it open and the host there to talk about living there. I can see how this would be just the ticket for the right person. It felt kind of junky as I walked in and not maintained that well on the outside. I guess that is the result of so many personalities living so close together.

Interesting concept, lovely living unit inside.

You need that special buyer.

These are difficult properties to market as it takes a special person to live in this situation.

And then it is an upper floor. I was on the board at WNHS when these were developed. It is an intriguing concept. I couldn't live here tho'.

As CoHo is an intentional community, it will take just the right person to find them.

Interesting property.

The lady who was at the home on tour was very informative and it was nice to have that info.

If you haven't, you might want to mention in the listing it's on the 2nd floor, because we were looking all over for a sign on tour and didn't think to look up (not too smart on our part...I know....) Or can you put another sign on the end of the balcony so people walking on the path can see it easier?

There was some concern about storage as especially other balcony units appeared to be overflowing with "stuff." I'm somewhat familiar with this place as I sold a house across the street to former residents. The woman (Susan?) who showed the unit was very helpful.

Jude:

Lost-and-found stuff has now been moved to the free-stuff area.

Nice green twin-sheet set left in laundry room — now in free area. Someone will miss it, if not claimed soon — one more chance.

Remember: Plastic clamshell containers are not recyclable.

Juva: Workday on Saturday, jobs not lined up yet. Will decide on Friday what kind of jobs, depending on weather. Will send out e-mail.

Richard: If there is no work day, we'll have Saturday breakfast back on.

Jeremy: Announcement for Raine: Friday dance party at 6:30 in honor of b-day. Will not sing happy birthday.

Richard: Val and I came back from a nice 2 days with Nancy L.

Amaris:

Taylor-Platts (renters in unit 141) only know that they're staying through March right now. 141 may be available soon.

Clothing and shoes recycle will distribute to ...

Dad fell and hit head due to spasm. Now talking like crazy. Now is chance for interaction.

Dennis: Have a set of 4 knives that you could cut tough vegies with (they're steak knives). Let me know if want.

Bruce:

Bldg Team is considering hosting the unit inspection that we do every year.
Come to my dinner tomorrow, enchilada sauce.

Common Strands of Long-Range Community Development with Opening Reading

Presenters: Colleen

Purpose: Info & Connection

Supporting Documents:

DreamSummary20131204.pdf

CommunityStrands20140205.pdf

Meeting Goals: Share, Encourage, Inspire, and Review

In Oct kicked things off with celebration. Then had a taste of dreaming. In Sept we had a dream-share celebration. Tonight will focus on achieving.

First thing is share strands for long-range development. Strands are what we weave to create our community life together. Another visual: strands used to braid our lives together.

Opening from *Braiding Sweet Grass: indigenous wisdom, scientific knowledge, and the teachings of plants* by Robin Wall Kimmerer:

A sheaf of sweetgrass, bound at the end and divided into thirds, is ready to braid. In braiding sweetgrass — so that it is smooth, glossy, and worthy of the gift — a certain amount of tension is needed. As any little girl with tight braids will tell you, you have to pull a bit. Of course you can do it yourself — by tying one end to a chair, or by holding it in your teeth and braiding backward away from yourself — but the sweetest way is to have someone else hold the end so that you pull gently against each other, all the while leaning in, head to head, chatting and laughing, watching each other's hands, one holding steady while the other shifts the slim bundles over one another, each in its turn. Linked by sweetgrass, there is reciprocity between you, linked by sweetgrass, the holder as vital as the braider. ...

Will you hold the end of the bundle while I braid? Hands joined by grass, can we bend our heads together and make a braid to honor our community. And then I'll hold it for your, while you braid, too.

Passed out bundles of three ribbons to braid.

SC has identified a series of strands that we braid together (it went out with agenda). All are grounded in our vision and values. Every 2011 LRP goal is in the strand process.

Presented slide show [text of slide show contained in CommunityStrands20140205.pdf].

Questions:

Dennis: Having hard time understanding the global part. Is what you presented the LRP for 2014?

Colleen: No, this is a process of identifying strands. Now we want take advantage of the energy to get things moving and address concerns.

Intro to next topic:

Next: a practice session.

Small groups. Hands-on practice session. Get dream project started. First you're going to figure out where your dream project fits on the strand. Then identify people and resources.

I have more detailed instructions and handouts.

Small Group Practice Session (groups of 4)

Presenters: All

Purpose: Inspiration & Connection

Supporting Documents:

Broke into groups of 4 or 5 persons.

Report out from small groups:

Valery: We were talking about involvement with the greater community. To make more connection w/ the community, especially with those with shared values. Mutual support. This is linked with a project that Jude, Susan, and I are working on: How do we get neighbors who want to be part of our community? Ah-ha: ask Hub to identify people. Strand: Nurturing our community.

Bruce: Additional outreach increases our chances for getting more people who might want to live here.

Amy: I have a dream of restoring the meadow to more of a native habitat. Group suggested that check LUV process, write up to GAT to see if can facilitate. Maybe on work days. Described specific vision. Strand: Caring for the land and natural community.

Richard: I was in her group. Group suggested putting map up to help get the idea out there.

Susan: Our group focused on the community piece. The thought was having more events here. Shift our attitude from "is it okay to have my group here?" to "hey, I'm having my group!" Strand: Nurturing our community.

Colleen: Pointed out that the strands are interconnected.

Meta: Dan and Amy's desire for their front yard. Strand: Nurturing our adults.

Dan: Steve was there and suggested having buildings all different colors.

Meta: Mine was to build a greenhouse across the street so that people who weren't sure if wanted a greenhouse could get some experience. Strand: Connection and resilience.

Anne: Three dreams from our group:

Anne: Do something about the swale between bldgs. 4 & 5: Strand: Caring for the land. GAT might be the resource.

Jude: Following our visit to Stone Curves in Tucson, I have a dream about more art and creativity on the path. Thought about possible funding. Strand: Nurturing our adults.

Josh: Idea of response from realtor, dealing with that. Richard pointed that this [toy corral] is funded and in process.

Review of Purpose Statement

Presenters: Stony

Purpose: Info & Planning

Supporting Documents:
Purpose Statement.pdf

Stony reviewed purpose statement:

We partner as ecovillage neighbors to:

enrich our lives and refresh our spirits through connection and cooperation
meet economic and environmental challenges with creativity and resilience
share the power of community to cultivate social and ecological sustainability within CoHo, the broader community, and the world

Colleen said if people find that it is not working for them, contact SC. Will come back in March with a proposal to keep this Purpose Statement for the next 5 yrs.

Wrap-Up and Next Steps

Presenters: Sole

Purpose: Information

Supporting Documents: none.

Sole encouraged those who have energy help others with their dreams. Passed around sign-up sheet for helping others with their dreams. Think about supporting someone else.

For SC our next step for LRP is making reports and providing additional info.

Time to identify what you want to work on.

Appreciations

Debby: SC for being fun and creative.

Jeremy: Last marimba jam. Meta. Young kids and grandparents.

Amaris:

Judy P for helping out one afternoon while we went to San Diego.

All who offered car to drive to emergency room.

Colleen: All creative people in this community. And for supporting my creative craziness.

Anne: Dave D. for helping chip.

Jude:

Anne and Susan for helping us adopt a cat.

Janine for house sitting.

Craig:

All involved in CHOCO LUV team.

Having the purpose statement up there is helpful. Seeing it being fulfilled.

Sole: Coho as a unit, though I complain about some things. But when I hear my son talk about the stuff he does here. Coho as a whole took care of Aritz all day while we were away.

Valery:

Debby for responding and printing out calendar.

Judy and Dave for inviting everyone over for the super bowl.

Sole for...

Richard: Anne for innovating new way to be head chef.

Susan:

Austin and Leela for helping me get ready for realtors' tour.

Bruce for taking apart dehydrator.

Anne: Susan for wonderful birthday party.

Adjournment

Meeting adjourned at 7:29 pm.

Business Meeting Minutes / February 23, 2014

Next Community Life Meeting: Wednesday, March 5, 6:00 pm

Next Business Meeting: Sunday, March 16, 2014, 4:30 pm

Directors Attending: Amaris Franz, Amy Becker, Andy Olstad, Anne Arquette, April Hall Cutting, Austin Hallock, Colleen Dyrud, Dave Demaree, Debby Vajda, Dennis Clark, Jeremy Groom, Jodi Coleman, Joey Kimdon, Josh Standig, Jude Hecht, Karen Heilesen, Linda Edwards, Meta Hough, Nancy Baumeister, Richard Hervey, Steve Brown, Susan Hyne, Susie Bassett, Xochil Morningstar	Community Residents Attending: Amaris Franz, Amy Becker, Andy Olstad, Anne Arquette, April Hall Cutting, Austin Hallock, Bruce Hecht, Colleen Dyrud, Craig Hall Cutting, Dave Demaree, David Kimdon, Debby Vajda, Dennis Clark, Greg Craven, Jeremy Groom, Jodi Coleman, Joey Kimdon, Josh Standig, Jude Hecht, Juva DuBoise, Karen Heilesen, Leela Devi, Linda Edwards, Loyal Bassett, Meredith Wade, Meta Hough, Mike Volpe, Nancy Baumeister, Richard Hervey, Sole Ciganda, Steve Brown, Susan Hyne, Susie Bassett, Valerie Hervey, Xochil Morningstar
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Type of Quorum	Requires	Achieved?
Directors	60% of 30 or 18 to do business, and same quorum for vote	Yes
Unit Owners	60% of 68 or 41 at outset, and +50% of 68 upon vote or 35	Yes
CoHoTopia Directors	40% of 46 = 19	Yes

Recap of Decisions

HOA Decisions:

The following items were approved by consensus:

- Selection of Elizabeth Connard as Steering Council member confirmed.
- Greg Craven was selected by consensus as a Steering Council member.

The following meeting minutes were approved by consensus:

- HOA Business Meeting 2013/11/17 (Second Draft)
- Community Life Meeting 2013/12/04 (Second Draft)
- HOA Business Meeting 2014/01/19
- Community Life Meeting 2014/02/05

Coho Board of Directors Decisions:

None.

Cohotopia Board of Directors Decisions:

None.

Recap of Design Review Announcements:

None.

Announcements

(including any design process or other community agreements)

Linda:

- New housemate, Jim W, is arriving tomorrow afternoon. Coming from WA.
- SHE Project book is in library. Have a few extra.

Contact lens case found in backpack picked up in free box some time ago.
Contains one lens.

I have a painting in current art show at LaSells Stewart Center. Mine piece is a watercolor based on a glass negative photo that my grandfather took in 1912 in Tahiti of a Tahitian couple walking in front of a grass hut type building. Reception is this Friday, Feb 28, 6:30–8:30 pm. Exhibit is open from Feb 11 through Mar 28.

Josh: Plug for “Fiddler on the Roof” — recommend it.

Juva: CH team is in need of new member to replace Jude. Tasks needing owners: bathroom, patio, CH supplies. Talk with Jude for details. Need czar for laundry room. Need owner for atrium. Sweep and mop bathrooms, halls, and atrium.

Susan:

If would like results of my e-mail experiment, contact me.

Ooching

Want feedback on the 12:30 pm meal time.

Amaris: Want to sell some things in AHIC sale or other garage sale, if anyone is interested in having such a sale, let me know. [Random info response: AHIC sale will be Sun, June 8.]

Nancy:

Biodegradable is not compostable. Some coffee cups are compostable, some are not. Allen Bros and some others are compostable. Duch Bro is not.

Microbes are doing a good job in the compost bins.

Jude: CH Team planning to ask for Maintenance Reserve funds to replace window coverings in dining room. Could cost \$1,900. Money should be available from savings on purchase of chairs. If have concerns, talk to Karen.

Bruce: Adopt a fruit tree program going well. Talk to me if want to adopt. Pruning happening now.

Joey: If interested in designing area between buildings 5 & 6, let me know.

Susan: Dessert for break.

Amaris: Boats are at back of property for easy access to lake during wet season. Contact her for questions, concerns, or details about placement.

Opening — Participation Survey Results

Presenters: Andy

Purpose: Information, connection

Supporting Documents:

coho annual survey first 3 years.ppt

coho annual survey first 3 years.pdf

Andy presented results of survey [see document]. This year it was conducted by e-mail only.

Susan asked what was meant by “connection with the land.” Andy couldn’t answer.

Andy questioned the usefulness of the survey.

Juva said that thought it was useful.

Preview Agenda

Agenda Okay.

Welcome & Introductions [cancelled due to illness]

Presenters: All

Purpose: Connection

Supporting Documents:

Introductory Info on the Eickholt.doc

Eickholt family (Ralph, Yukiko, Sayaka and Juli) was scheduled for introduction, but this was cancelled due to illness in family. They live in the neighborhood.

CHACO LUV Presentation

Presenters: Joey & Craig.

Purpose: Information & more(?). Goal is to inform Coho of progress in designing areas around the Common House and achieve green-light status for two areas.

Supporting Documents:

ChacoLuvPPT 20140223.ppt

ChacoLuv PDF 20140223.pdf

Joey led cheer for CHACO-LUV’s work. Then described the history of the effort.

Process overview:

Concept green-lighted through the LUV process.

Design review.

Funding.

Today we’re looking for green-lighting on area around the CH. Please be open and efficient with feedback.

Craig reminded us that Andrew did some extra design work for the area around bldg. 9. Interested parties got together. Discovered that there were some major concerns among people living near the CH. Worked to find out about these concerns and address them in the conceptual design. Today will show what we’ve been working on and seek feedback.

Craig showed schematic showing 5 areas. Green areas were green-lighted; blue not. Craig explained the concept for each of the five areas [see document].

Questions & Comments:

Linda: Covered toy parking could be another source of noise.

Josh: Concerned about lumping the cob oven in with other land-use issues. It's an important decision on its own. Concerned about wood-burning oven near the CH kitchen (smoke & fire concerns). If used for the community bakery, it would be in use a lot. Would be fine with gas-burning cob oven in that place.

Jeremy: Impressed with number of different ideas around this. Is this like getting this green-lighted or the full plan that could actually become.

Joey: More like the green-lighting phase. Approval would come later. We're not even green-lighting today.

Jeremy: Would we be moving forward on these 5 areas separately or as a whole.

April: The group would develop phases, but that's not done yet.

Joey: Who should I talk to about this?

Craig: There are a number of people on the team [ask him].

Joey: The design review would be the form that GAT had put forward. GAT has the understanding about maintenance.

Juva: The LUVit team is not for the green-lights that are not having a problem — just for ...

Jeremy: I'll be talking with SC about this. Questions about prioritization and finance. Some overlap with Buildings Team. Different understanding in this community about how this will work.

Josh: I've expressed these concerns I spoke of today in 3 e-mails. I welcome feedback. So far no one's responded substantively.

Bruce: Would like to hear more about the covered area proposed for the patio.

Jude: Idea is to create an "outdoor room" that would be an extension of the CH and a transition into the rest of the community. Would be a translucent cover. Would be made so we could have vines growing over it.

April: Plan to do some more ooching. 11:30 on Tuesday we'll be setting up some experiments.

Nancy: Love the energy and creativity that's being expressed. Feeling of openness. Love the ooching idea, gives us a chance to try ideas out. Enjoying the design process.

Amaris: Want dates of next meetings.

April: Concluding comments: Want the CH to expand its arms to other spaces.
More outdoor rooms.

Quorum Check

HOA Board of Directors: Yes / Homeowners: Yes / Cohotopia: Yes

Approve Minutes

Minutes up for Approval:

HOA Business Meeting 2013/11/17 (Second Draft)

Community Life Meeting 2013/12/04 (Second Draft)

HOA Business Meeting 2014/01/19

Community Life Meeting 2014/02/05

All approved by consensus.

Spring Wellness Retreat Announcement

Presenters: Juva

Purpose: Information

Supporting Documents: None officially submitted but the following e-mail was mentioned:

Feb 23, 2014 e-mail to Coho List from Dennis Clark:

Ah, Spring Retreat time. Fun, connection and some productive discussion! *The community that looks at it self knows itself!* So, it is time for our Spring Retreat Saturday, March 1st from 8:30 am – 4:00 pm.

Important information for you.

BREAKFAST:

A light breakfast will be provided; including rolls, fruit & nuts, juice, boiled eggs, and drinks. It will be from 8:30-9:00 preceding the beginning of the program. Kids are welcome for initial parts of the day (and at the end).

LUNCH:

We, the Wellness Committee, have organized the lunch, in order to insure that the details don't detract too much from the day, by asking several folk to sign up on the meal software to bring soup or bread and to help with clean up. Everyone else please bring a potluck type salad. You do not need to sign up to eat. It is important to us that we get right into the lunch, so bring you item with you in the morning.

The soups will be warmed in crock pots, waiting in the kitchen area to be put forth at the break for lunch. If you sign up for one of the 4 soup slots, please make enough for 15 people. There are 2 slots for bread and 3 slots for desserts. If you bring a salad, please bring enough for your household. People making food for the community will be reimbursed for ingredients (forms on line or in the kitchen area----completed ones go to Dennis).

There slots for clean-up are for the end of the day (4:00). Please sign up for one.

TOPIC:

Continuing effort by Steering Council to make life easier and to facilitate better understanding of each other.

AGENDA:

8:30 – Breakfast bar (gluten - ah Jody's rolls, and gluten-free items and protein)

9:15 – 10:00 Fun activity including children

Childcare is available from 10-4pm

10:10 – 11:50 Steering Council (session #1)

11:50 – 12:00 Transition to lunch

12:00 – 1:00 Lunch

1:00 – 1:10 Transition from lunch

1:10 – 3:05 Steering Council (session #2) with a break in between

3:05 – 3:15 Transition to Games

3:15 – 4:00 Games

4:00 – Official End of Retreat

4:00 – 4:45 Clean-up of Living Room and Kitchen

See you all there! Wellness team for Spring: Richard, Juva, Xochil, Carrie, and Dennis

This Saturday is spring retreat. Fun, connection, processing. Breakfast available at 8:30. Lunch — sign up to bring soup or bread or desert. Not necessary to sign up for salad. Bring food in morning so don't have to go back to house. No need to sign up to eat.

SC is preparing something for the program.

About Fall Retreat: Sign-up is March 1. Need volunteer to organize Fri night. Need to get money in. Retreat will be first or second weekend in Sept. — date not certain yet.

>**BREAK**<

Steering Council Selection

Presenters: Richard.

Purpose: Confirmation of Elizabeth's selection and a resumption of last month's effort to select another SC member.

Supporting Documents:

CoHo Selection Process abbreviated-4.doc

SC Job description.doc

Selection of Elizabeth Connard confirmed by consensus as new Steering Council member.

Richard reviewed the job description. Then he described the process. Sole and Jude are leaving the SC. Need one more member.

Colleen: Did the two people who were nominated last time, agree?

Richard replied that he had their answers, but they wanted the group to go through the process again before revealing it.

Greg Craven received an overwhelming number of nominations. Richard revealed that Greg was willing to try it out, but might resign if doesn't fit into his life.

Greg Craven selected by consensus as new Steering Council member.

CPR Charter and Policy Revisions

Presenters: Craig.

Purpose: Information. Goal is for community to have clarity on the intent of the changes and for the team to have clarity regarding the desires of the community.

Supporting Documents:

Conflict Resolution Policy2014.01.20.doc

Peace Team Charter 2014.01.20.doc

Charter Discussion:

Craig described the history of the revised Charter document. Then talked about the various sections of the document and the proposed changes.

Austin: Asked about use of name "Peace Team" instead of CPR. Was this new with this revision? Craig answered that it was. Austin asked why that was not indicated as a change in the document.

Amaris: Sought and received satisfactory clarification on a deletion.

Susan: Said that CPR is good description of what the team is supposed to do. Uneasy about the name change. Sounds like "peace at all cost."

Linda: Noticed the use of the phrase "conflict prevention and resolution" at end of

document.

Meta: Asked about things in brackets. Answer: These were explanations of the rationale for the changes and not part of the document.

Dennis: Bracketed part is not correct [planning stuff].

Anne: Suggested CRP. Laughter over implications.

Craig: Direct further comments to Dave D.

Policy Discussion:

Craig presented the draft revision of Conflict Resolution Policy.

Susan: In #3 taken out “could be requested by anyone on the community.” That is a very significant departure.

Craig: My understanding is that this wasn’t used for a long time.

Debby: If I’m being disturbed by a conflict, I could go to the CPR team and request ...

April: The language around anyone having a problem could ask for help should be in the charter.

Meta: Does the menu of conflict-resolution methods exist?

Various people: Yes, and it should be available.

Meta: Requested that the menu be sent out to her.

Appreciations

Susan: Standing ovation for Madrigal Crew.

Amaris:

Jude for all her work she has done in the CH.

Colleen for valentines to Opa and Joan

Jeremy: CHOCO team.

Nancy: Colleen for creativity in line-drying sign up.

Amy: Bruce for computer help.

Joey: All Madrigal singers for hours of practice. Stacy and Andy. Cooks and instrumentalists and actors.

Bruce: Help with pruning and adopting of fruit trees. Listed names. Great to have the support. Enjoyed it.

Jude: Ron for doing the floors in dining room and kitchen. Thanks to everyone for stacking chairs after this meeting.

Janelle: Everyone who came to Raine’s dance party.

Debby: Everyone in community ...

Mike: People who shoveled snow so I could get out.

Colleen: Susan for taking care of cat.

Anne:

Bruce for patience in pruning instruction.

Carry Taylor for landscaping help.

April:

Community support and flexibility for our Bakery

NVC class that ended today.

Dennis: All who handed in expenses for Mad fest so timely.

Amaris: All who helped plant between bldg 3 & 4.

Richard: Friends and Associate members who are team members.

Bruce: April for support pruning.

Closing & Adjournment

Meeting adjourned at ~6:22 pm.

Community Life Meeting Minutes / March 5, 2014

(Meal Program Survey Results and Information Solicitation:
a possible transformational discussion)

NOTE: Corrections since first draft are highlighted in yellow.

Next Business Meeting: Sunday, March 17, 2014, 4:30 pm

Next Community Life Meeting: Wednesday, April 2, 2014, 6:00 pm

Directors Attending: Amaris Franz; Amy Becker; Anne Arquette; Austin Hallock; Colleen Dyrud; Dave Demaree; Debby Vajda; Dennis Clark; Jodi Coleman; Linda Edwards; Meta Hough; Nancy Baumeister; Richard Hervey; Steve Brown; Susan Hyne; Susie Bassett	Community Residents Attending: Amaris Franz; Amy Becker; Anne Arquette; Austin Hallock; Colleen Dyrud; Craig Hall Cutting; Dave Demaree; Debby Vajda; Dennis Clark; Jim Lunsford; Jodi Coleman; Linda Edwards; Loyal Bassett; Meta Hough; Mike Volpe; Nancy Baumeister; Richard Hervey; Sabine Monn; Steve Brown; Susan Hyne; Susie Bassett; Valerie Hervey
Friends & Associates: Stony Lohr, Carrie Kart	Visitors:
Facilitator: Dennis Clark Assistance: Carrie Kart	Scribe: Austin

Type of Quorum	Requires	Achieved?
Owners	60% of 68 or 41 at outset, and +50% of 68 upon vote or 35	No
HOA (BoD)	60% of 30 or 18 to do business, and same quorum for vote	No
CoHoTopia	40% of 46 = 19	Yes

Recap of Decisions

None.

Recap of Design Review Announcements

None.

Appreciations of Sustenance Program

Note printed on minutes: Let's try this out, based on our retreat discussion, and focus on the food program and work of Sustenance.

The secretary took the following appreciations by hand in a rush while waiting for his computer to finish burping. Consequently, names associated with these appreciations were (mostly) not recorded:

Well-stocked pantry.

Repeated meals.

Variety.

High-quality food.

Puff pancakes.

Enthusiasm of crews.

Meal software.

Ease of sign-up.

Not having to sign up (Amaris).

People who feed me (Mike).

Not having to cook much.

Learning things about people I chat with when on crews (Richard).

Comfortable.

Chefs and crew regular.

Would appreciate new ideas about after-meal laundry (Sabine).

Opening Song

Presenters: Richard

Purpose: Inspiration

Supporting Documents: None.

Problems with internet access prevented this from going forward.

Presentation from Community Adjusted Community Survey

Presenters: Dave D.

Purpose: Information & Ideas

Supporting Documents:

Ask Dave about his document.

Dave: Thanks to all who participated in survey. Presented the survey results, which were included in an electronic document that is unavailable at present.

Questions and Comments:

Susan wanted reaction to recent experiments with different meal times, and the following were offered:

Stony: Enjoyed the 5:30 meal. 7:00 meals might be too late.

Richard: 5:30 meal seemed to meet people's needs with kids. 7:00 meal was quieter.

Debby: Ron crewed on the late dinner and didn't want to clean up that late.

Stony: We wouldn't go to a 7:00 meal, but please don't feel slighted.

Meta: Changing the meal time created scheduling conflicts for me.

Val: As I recall from the surveys, most people who said they enjoyed potlucks, said they were talking about the spontaneous potlucks on the path [Dave concurred].

Small-Group Discussions of Sustenance Topics

Presenters: Dave

Purpose: Sharing

Supporting Documents: None.

The meeting broke into four discussion groups focused on the following categories:

- Menus, including dietary needs

- Ambiance and social topics

- Logistics

- Crewing.

Announcements & Design Reviews

(including any Design Process or Other Community Agreements)

Susan:

- Bike Tune-Up Day will be Saturday, April 12. Bulk order on biking lights.

- National Hanging Out Day celebration is set for Saturday, April 19. Various events.

- Carrie Kart and Gareth Engler are finishing the associate-member steps and scheduling their Clearness Committee soon.

- Will be sending out ooch report on path tomorrow.

Linda: Introduced new housemate — Jim Lunsford.

Nancy: After potluck on Sunday, my stockpot was left in the kitchen but can't find it. Valerie announced she had seen it in the CH kitchen.

Jodie: I wanted to let folks know about some upcoming events:

4th grade Waldorf play, featuring Mason as Odin and Katie as some smaller part...Friday, March 14 in the Waldorf gym, 11 am and 6 pm...FREE

2nd grade Waldorf play, featuring Alex and Xavier (sorry don't know the name or subject)...Monday, Tuesday, Wednesday March 17-19 at 9 am in the 2nd grade classroom...FREE

Heart of the Valley Choir concert at the First Methodist Church on Sunday, March 9 at 3 pm (I can get more details for you if you want)...Katie is in this choir...COSTS \$

LAST weekend of Fiddler on the Roof...should be a great last weekend and they are anticipating several of the shows to sell out...Friday at 7, Saturday at 2, Saturday at 7, and Sunday at 2

Richard:

After falling off map for a couple of years, Tcha Tee Man Wi Storytelling Fest is returning. This Thursday through Saturday at various locations. Finale with all featured performers: 7:30–9:30 on Saturday, March 08, 2014, at the Unitarian Church.

People who want to talk to me about my vote on Campus Crest will have to wait. The City attorney has advised Council members to refrain from discussing it until a legal matter is resolved.

Valery:

Master gardeners insights into gardening rescheduled to Mar 22.
Other things coming up.

Debby: I saw the eye surgeon and am having surgery at end of June.

Amaris: On behalf Homelife, appreciation for helping out during power outage. They want some way to contribute, but need ideas.

Large Group — Ideas and Other Ideas to Consider

Presenters: Richard

Purpose: More Sharing.

Supporting Documents: None.

Richard invited people to share stuff from small groups that they found inspiring:

Dave D.: If we had more trays for the sanitizer, we could be more efficient.

Nancy: Conversation, socializing, noise. Possible ways to make it better: Sound gradient. Pushing tables apart. Hanging light fixtures to create more coziness to encourage inside voices. Sound softening hangings. Barriers, screens to create mini rooms.

Jodie: Possibly making an early cleaning person standard.

Amy: Shut down cooking for a month, potlucks only. Different menu theme for each meal.

Stony: Having preplanned meal templates to help with dietary restrictions and preferences.

Susie: Set overlapping time slots for clean up so that there would be less time per person on cleanup.

Richard: Backup cleanup person idea.

Debby: Have people bring their own plates and glasses and silverware from home.

Sabine: How can we make laundry part of the discussion? Have a laundry crew for after the meal in the signup software. This is a big issue that hasn't gotten much attention. Also how can we use fewer napkins?

Meta: Initially we had planned to keep our napkins in our cubbies, but cubbies are not waterproof. Need some other way to keep napkins between meals.

Stony: Flex cost for kids. Richard explained that this idea has been out there but not implemented. Kids under a certain age don't pay.

Any: Opportunity for recurring, automatic sign-up for meals with a particular chef.

Debby: I would do a load of laundry [*napkins & tablecloths*] at my house once a week if it were delivered to my door.

Nancy Requested a moment of silence to think of more stuff after Facilitator moved to wrap up this segment of the meeting. Moment of silence granted. Nancy couldn't think of anything else to say about the subject at hand, but speaking of the process, said that the flow felt jerky when we don't spend the allotted time on a topic. Feels strongly about time to talk together.

Ama: I'd be interested in hearing from people who'd like to do breakfast on some other day and time. Other meal times.

Dave D.: If you want to do a special off-the-wall meal, that option is available now in the meal software — just do a wild-card meal.

Meta: Find out more details from the people who want more protein. Richard explained that there are varying notions about protein. Meta wanted to know how cooks can use this info.

General Appreciations

Susie: Retreat team in general, and especially Jodi for cinnamon rolls. Richard for games.

Austin: Everyone who provides text of long announcements to me so I don't have to type it all in on the fly while they're talking.

Richard: People who signed up for bringing stuff at retreat lunch. Met need for

consideration and working together.

Jodie: Everyone who came to “Fiddler on Roof.”

Linda: Announcement: I’ve got an art piece in the Howland Community Open Art show at the Arts Center.

Adjournment

Meeting adjourned at 7:29 pm.

Business Meeting Minutes / March 16, 2014

Next Community Life Meeting: Wednesday, April 2, 6:00 pm

Next Business Meeting: Sunday, April 27, 2014, 4:30 pm

Directors Attending: Amaris Franz, Andy Olstad, Anne Arquette, April Hall Cutting, Austin Hallock, Colleen Dyrud, Dave Demaree, Debby Vajda, Dennis Clark, Jen Yang, Jeremy Groom, Jessica Groom (AHIC), Jodi Coleman, Joey Kimdon, Jude Hecht, Karen Heilesen, Linda Edwards, Meta Hough, Peter Erskine, Richard Hervey, Steve Brown, Susan Hyne, Ted Wade, Xochil Morningstar	Community Residents Attending: Amaris Franz, Andy Olstad, Anne Arquette, April Hall Cutting, Ariel Ginsberg, Austin Hallock, Bruce Hecht, Home Life Representative, Colleen Dyrud, Dan Gillman, Dave Demaree, David Kimdon, Debby Vajda, Dennis Clark, Greg Craven, Jen Yang, Jeremy Groom, Jessica Groom, Jim Lunsford, Jodi Coleman, Joey Kimdon, Jude Hecht, Juva DuBoise, Karen Heilesen, Leela Devi, Linda Edwards, Loyal Bassett, Meta Hough, Mike Volpe, Peter Erskine, Richard Hervey, Rob Dietz, Sole Ciganda, Steve Brown, Susan Hyne, Ted Wade, Valerie Hervey, Xochil Morningstar
Associate members & Friends of CoHo: Carrie K., Garth Engler, Stony Lohr	Visitors: Ralph Eckhart, Francesca (Home Life)
Facilitators: Valerie H., Richard H. (assistant)	Scribe: Austin

Type of Quorum	Requires	Achieved?
Directors	60% of 30 or 18 to do business, and same quorum for vote	Yes
Unit Owners	60% of 68 or 41 at outset, and +50% of 68 upon vote or 35	Yes
CoHoTopia Directors	40% of 46 = 19	Yes

Recap of Decisions

HOA Decisions:

The following items were approved by consensus:

Common House and Cob Oven – Land-Use Vision Team (CHACO-LUV): Five designated areas individually received green-light consensus.

Coho Ecovillage Purpose Statement received consensus for five more years.

The following meeting minutes were approved by consensus:

February 23 Business Meeting

March 5 Community Life Meeting, 3rd draft

Coho Board of Directors Decisions:

None.

Cohotopia Board of Directors Decisions:

Gareth Engler, Carrie Kart, and Noah Engler accepted as associate members.

Recap of Design Review Announcements:

None.

Announcements

(including any design process or other community agreements)

Juva: CH team needs a lead organizer person. Meetings are already facilitated, but need someone to help get the community more connected and organize the cleaning and other admin stuff.

Xochil: Spring Equinox Celebration, Sat, March 22, 5:00 – 6:30 pm. We'll be celebrating the spring equinox and checking in on our progress towards our goals for this growth cycle. Bring treats to share. E-mail sent to Coho Chat.

Jeremy: Welcoming ceremony for Jim at end of meeting.

Meta: Cooks can now take kale from garden.

Colleen: At the 6th annual Sustainability Coalition Town Hall — I won a door prize, a book titled *Blessing the Hands That Feed Us: What Eating Closer to Home Can Teach Us About Food, Community, and Our Place on Earth* by Vicki Robin. It's now in the Coho library.

Karen: Several orphan plants in the atrium need homes. They will be gone soon.

Susan:

Bike Tune-Up Day, Saturday, April 12, 1 to 5 pm.

Celebration of National Hanging Out Day, Sat, April 19:

Morning: bike, bus, or walk to opening day of Farmers Market. Colleen will arrange storage of Farmers Market purchases at her downtown office.

Take part in Parade of the Species (need 6 folks minimum for the Coho fish costume).

Late Afternoon: Clothespin Games, display of line-drying equipment and information on ordering equipment.

Evening: Potluck.

Southtown residents will be invited to the afternoon & evening events.

Guests for on Monday dinner:

Andrea Waite, Whole Food Nutrition Consultant, plus her husband and 3 kids. She will be cooking a common meal in the future.

Dave: Burrito meal now moving to 5:30 pm.

Jen: Downtown Dance spring term begins on March 31. Spring Showcase: June 13 & 14 at the Majestic Theatre.

Rob: I have a new job with Farmland LP, a real-estate fund that acquires

conventional farmland and converts it into organic, sustainably managed farmland.

Carrie: Benjamin Barnet, rabbi , article posted.

Andy:

Chris and Carrie are leaving us in a week-and-a-half. Would like everyone to include memories written on cards in book. (Passed around cards.)

We now have an informal Coho emergency fund, now has \$200. Need a couple thousand.

Game day next Sat at 11:00 am.

Richard: Was working on tools in Bike Barn. Took burlap bags out because of rats.

Burlap bags need to be boxed up, because rats like for nest material. Other things are being cleared out of that area, so look through them; they're in the cart outside.

Bruce: This week cleaning moss off roofs. Will let you know about start time. Messy.

Amaris:

Carrie and Chris leaving on March 27. Will have a truck and welcome help loading. I Welcome info about preparing house for someone with cat allergy.

Will be renting steam cleaner and could share it. Carrie and Chris could use some help with their kids while moving.

I'll be wearing costumes as part of my daily wear.

April: Talked to Chris about party for them and he'll let us.

Jodi: Alex has play.

Stony:

I'm going to send out e-mail about mentoring thing for Coho. Talk to me about it. Later in week, e-mail about Mary's River board walk

Rob: Yes, Carrie told me would like help with kids.

Valerie: "Insight into Gardening" — fliers in entry on yellow sheet.

Mike: Styrofoam recycling — had to throw away a lot of it because of meal containers (not acceptable). Also plastic-wrapped styro not acceptable. Styro peanuts not acceptable, but Jude will take them.

Jude: I can recycle styrofoam peanuts and bubble wrap — put it on my porch — contained in bags or boxes, please.

Opening, Welcome, Introductions

Presenters: All

Purpose: Information & Connection

Supporting Documents:

Introductory Info on the Eickholt 2012 03 16.doc

Eickholt family (Ralph, Yukiko, Sayaka and Juli) — they live in the neighborhood.

Valerie introduced Ralph Eckhart. Ralph spoke: Born in Portsmouth VA. Father in military, so moved all over. Recently came back from Japan. Taking care of kids and making toys. Cargo biking. Lived year and half without car. Love board games.

Everyone introduced themselves and tried to mention something they had in common with Ralph.

Preview Agenda

Agenda Okay.

CHACO LUV Presentation

Presenters: Craig H-C

Purpose: To inform CoHo on our progress in designing areas around the Common House and achieve green-light status for five areas.

Supporting Documents:

2014 03 06 ChacoLuv.pdf

Goal is to achieve green-light on these areas, meaning that it will be worth our while to continue working on it. When you see what we have, we may still have a discussion, but want to achieve consensus on the general design.

Presented slide show.

Questions & Comments:

Dennis: I thought we'd already approved green-light areas, are we approving again?

Craig: Yes, but this is significantly different from what was approved before.

Examples:

Area 1: Already approved as safe for small children play.

Area 4: Some shade trees were previously green-lighted.

Cob oven was approved for "somewhere at Coho" but not a specific area.

Making the circle area a "room" instead of a passage.

Craig went through each area, explaining the main features. Discussion ensued as each area was presented. See slide show for details.

Area 1, Patio & Circle — Discussion & Consensus Round:

Amaris: Hesitant about lattice, hoping for something else. Have already talked about it in the CHACO group.

Greg: Curious about the needs motivating the changes.

Amaris: Listed a few of the motivating factors, which have been covered in the

minutes of the CHACO group and other Coho meetings. Quitting the area, protecting the outdoor furniture.

Peter: It's a gathering place, but you want it to be quiet. Is that a contradiction? Are you trying to make the CH quieter. Since I don't live down at this end, ... Like the idea of CH as a gathering place, but concerned about quieting.

April: Studies show that creating a space, determines its use. Energy doesn't have any way to stop until you get to the buildings. Idea is to keep the energy here [in CH area].

Valerie: I would be sad if the little kids couldn't do the roundabout thing.

Peter: Would there be less running around? Older boys enjoy wrestling on the grass?

Valerie: I think we would have other areas for some of those activities.

Craig asked for approval on the concept for Area 1.

April: The design is not finished but if you're somewhat supportive...

Jeremy: Green-light areas just means that you may make a plan. Is that true? Yes. It's really no more serious than that.

Consensus achieved on area 1.

Area 2, Covered Drying & New Path — Discussion & Consensus Round:

Craig described the main concept points for area 2.

Greg: Attractive entrance and clothes drying — would they be right next to each other?

April: Yes, they're nearby.

Joey: Ooch entrance?

April: Possible.

Loyal: "Move path away from bldg 9" — does that mean toward CH?

Answer: yes.

Consensus achieved on area 2.

Area 3, Street Entry to Common House — Discussion & Consensus Round:

Loyal: If I don't like one part of that, what should I do?

Valerie: If you're in general concurrence...

Peter: Have concerns about people coming into the CH through the main entrance.

Susan: Xochil and I worked on area 3 some. Visitors often come to that door. Taking advantage of that wide attractive entrance.

Xochil: Mailbox moving would help create a flow of energy that will help connect us to the community.

Peter: Since there's no parking on Crystal Lake Dr, the idea of coming in and walking around to the front door seems odd.

April: People do come to the front door, and it's always locked.

David K.: We could make that front door less attractive if we don't want people coming there.

Craig: If you want to make the front of the CH less used, you should not approve this, because this is about making the front more inviting.

Rob: We have a team that has been working for hrs and hrs on how to improve this. Why are we stuck on these details? I want this team to go forward and do great things.

Jeremy: I trust this group.

Xochil: I invite Loyal and Peter to come to our meetings and discuss your concerns. I'm feeling Rob's frustration also.

Amaris: It's okay to get a thumbs down on this, and then these people who have concerns come and talk to us.

Andy: I share what Rob said, I'm biased in favor of those who have put in the time. But I want all the voices of concern to be heard.

Linda: Concerned about peer pressure to not do the thumbs down. I appreciate what Andy said, but I feel a certain railroading.

David K: If I don't think it's a good idea, I can still sideways it.

Andy: Elaborated his former point.

Peter: Have talked to various people involved in the process and have been following the process. Concerned that this area 3 would change the whole feeling of being at Coho. For the big picture, I'm afraid this could be...

Richard: Need to go to consensus, time is running out.

Break for meeting of facilitators to work out how to deal with the impass.

Meeting resumed:

Valerie (as facilitator): We appreciate that there are more things that people need to say, and the group wants to hear. I'd like to go forward with consensus.

Loyal: I want to meet with the group and talk about my safety concern about leaving the door unlocked.

Peter: I'll talk to group about my concerns with the mailboxes.

Consensus achieved on area 3.

Area 4, North-Side Picnic Area — Discussion & Consensus Round:

Craig described goals and design concepts for area 4.

Dennis: There had been a toy storage for that area.

Craig: That was in area 5.

Bruce: CH team has identified a need for CH storage. Need to coordinate.

Jeremy: What about Josh's concern about smoke in the CH? [from the proposed cob oven]

Craig: We met with Josh and we agreed to keep him informed and get with him about the plans as they develop.

Peter: Which of these goals relate to the neighbors and which relates to the CH? [*Response to this question was unclear to secretary.*]

Consensus achieved on area 4.

Area 5, North Entryway — Discussion & Consensus Round:

Craig described goals and design concepts for area 5.

No discussion.

Consensus achieved on area 5.

Approval of Minutes

The following meeting minutes were up for approval:

February 23 Business Meeting

March 5 Community Life Meeting, 3rd draft

Both sets of minutes approved by consensus.

Welcome & Introductions – Jim Lundsford

Presenters: All

Purpose: Connection

Supporting Documents:

Introductory Info on Jim Lundsford.doc [*document not available at time of agenda distribution*]

Jim exposed himself. Glad to be here. Born in NYC, raised in Calif in military family. Traveled a lot in adulthood. Family of 6. Had been taking care of mother before she died. That was for about 2 yrs. Now I'm experimenting with communal living. Idea for NewAge-OldAge home never came to pass. Hobbies: reading, hiking, conversation, nature, & wilderness. Glad to be here.

Everyone introduced themselves and tried to cite something they had in common with Jim.

Gifted Metal Multi-Person Swing Status (GAT)

Presenters: Jeremy

Purpose: Information

Supporting Documents: None.

Item postponed due to time constraints.

Emergency Fund

Presenters: Andy & Meta

Purpose: Information

Supporting Documents: None.

Item postponed due to time constraints.

Ecovillage Purpose Statement (Steering Council Presentation)

Presenters: Andy.

Purpose: Consensus

Supporting Documents:

2010121 AnnotatedPurposeStatementWe partner as.pdf

Andy said wanted to know if this is good enough for the next 5 yrs, then invited comments.

Jeremy: Says it well.

Colleen: Appreciative.

April: Satisfies me — two touchstones: if my life is not being enriched here, I need to change something, take responsibility.

Greg: Remember having a niggle with this two years ago, but now I can't remember what it was. This helps remind me that it will probably be okay.

Sole: Had a hard time with conflict over the green-lightings, but this reminds me what it's all about.

Rob: I read it out loud the other night, and the words were just right.

Jim: Visited dog chapel in Vermont. Sign said: "All breeds accepted, no dogma allowed."

Richard: As I read it now, I'm glad we took ...

Consensus Round:

Originally approved for 2 yrs. Consensus round now for 5 yrs. If this is good enough for the next 5 yrs, thumbs up. **Consensus achieved.**

**Cohotopia Meeting —
Consider Accepting Gareth Engler, Carrie Kart, and Noah Engler as
Associate Members**

Presenters: All

Purpose: Consensus

Supporting Documents: None.

Business meeting closed.

Cohotopia meeting opened.

Clearness for the family in question was 3/14/2014. The persons under consideration were asked to leave the room. They left.

Discussion:

Juva: Noah was delightful in making the apron.

Rob: Good friends.

Someone: Carrie has been involved in many things at Coho.

Joey: They had power during the outage and invited me over so I could finish Madrigal script.

Stony: Enjoyed kids and cared for guinea pigs.

Bruce: Heavy equipment.

Valerie: NVC class.

Consensus Round:

Consensus achieved. Gareth Engler, Carrie Kart, and Noah Engler as accepted as associate members

Cohotopia meeting closed.

Business meeting open.

Greenlighting (unscheduled topic)

Jeremy: Expecting a lot of greenlight areas to come up. When a team that's put many hrs into this and brings it to a meeting, ...

Bar for stopping progress is too easy, and it's too difficult to move things forward.

Opposition without understanding where speaker is coming from hurts. Limited time in meetings — issues should be dealt with at team meetings or one-on-one.

April: Our first response needs to be: “What do I like about that?” Then: “How can I make it better?” Then: “What needs to be changed?”

Andy: Appreciate Jeremy for speaking his truth. Appreciate others for speaking their concerns.

Appreciations

Anne: Francesca for being here on behalf of Home Life. If you have suggestions for her, let her know.

Rob: Community in general for trust for way of going about making decisions. The work that everyone puts in, and the level to which you think about things.

Joey: Everyone playing on path.

Karen:

David K for re-repairing the washing machine. Said he enjoyed it.

People who live here who still communicate with e-mail and come to meetings prepared.

Debby: Susan and Janelle for associate-member process.

Xochil: Community during blackout for place with gas (for heating water and cooking). Home Life ladies having lunch in CH.

Andy: Carrie for joining us in this madness.

Juva: Anne and Denny for letting me stay away for 2 weeks.

Amaris:

Coho spirit of grand-parenting and parenting and helping children.

Fate or nature for knocking out the power.

Valerie:

All who worked in kitchen today.

Dan for tai-chi

Kids making noises outside, feel blessed.

Richard:

Mason, Aritz, and Shoshana

Leela and Amaris for working on tools.

Greg: Home-inspection team today with our kids.

Jude:

Susan for nettle picking

Caleb and other kids on path when Arbor fell down.

April: I was part of the water-well completion team, feels like got something accomplished.

Craig: Kids who play tether ball, enjoy watching.

Debby: Kids playing and girls calling for meeting.

Sole:

For Coho land the way it is, because my son knows it well.

Susan for support with our needs around the CH area.

Craig for being in front of everyone today.

Valerie: Kids announcing going swimming in wading pool then doing it.

Bruce:

Ted for picking up pieces while I was gone.

Closure on water-well project.

Announcement: Jim's welcome after meeting.

Closing & Adjournment

Meeting adjourned at ~6:35 pm.

Community Life Meeting Minutes / April 2, 2014

(Meal Program Survey Results and Information Solicitation:
a possible transformational discussion)

Next Business Meeting: Sunday, April 27, 2014, 4:30 pm

Next Community Life Meeting: Wednesday, May 7, 2014, 6:00 pm

Directors Attending: Amaris Franz, Amy Becker, April Hall Cutting, Austin Hallock, Colleen Dyrud, Debby Vajda, Jeremy Groom, Jude Hecht, Karen Heilesen, Linda Edwards, Meta Hough, Nancy Baumeister, Richard Hervey, Steve Brown, Susan Hyne, Susie Bassett	Community Residents Attending: Amaris Franz, Amy Becker, April Hall Cutting, Austin Hallock, Home Life Representative, Colleen Dyrud, Craig Hall Cutting, Dan Gillman, Debby Vajda, Jeremy Groom, Jim Lunsford, Jude Hecht, Karen Heilesen, Linda Edwards, Meta Hough, Mike Volpe, Nancy Baumeister, Richard Hervey, Stacey Olstad, Steve Brown, Susan Hyne, Susie Bassett, Valerie Hervey
Friends & Associates: Stony Lohr, Carrie Kart, John Ross	Visitors:
Facilitator: Richard Hervey Assistance: Carrie Kart	Scribe: Austin

Type of Quorum	Requires	Achieved?
Owners	60% of 68 or 41 at outset, and +50% of 68 upon vote or 35	No
HOA (BoD)	60% of 30 or 18 to do business, and same quorum for vote	No
CoHoTopia	40% of 46 = 19	Yes

Recap of Decisions

None.

Recap of Design Review Announcements

None.

Announcements & Design Reviews

(including any Design Process or Other Community Agreements)

April: You have choices about how to hear difficult message. [showed giraffe and jackal ears] Drop-in practice group, Monday night 6-8 pm at Sabine's.

Colleen: April Coho Business Meeting will be the fourth Sunday this month, April 27.

Susan:

Saturday April 19 is National Hanging Out Day and the first day of farmer's market. See e-mails for more details on clothespin games and a 5:30 pm potluck.

If you want to join the Coho fish in the Parade of the Species on Saturday, April 19, sign up with Susan. At least six people are needed. Some have confirmed and expressed interest.

Andrea Waite is guest head chef on Friday, April 25. Andrea is a whole-food nutritional consultant. Her menu includes Ethiopian red lentil stew, kale salad, injera (fermented teff flatbread), roasted cauliflower, and chocolate cake. Both crew and diners are needed. Please support this effort to have guest head chefs at Coho by coming to the meal.

Janelle: The Mediation Team (formerly known as CPR) has listen to and incorporated concerns we heard about our policy and charter, including the name change. We hope for consensus on those documents at the April business meeting. We plan to finish all of our discussion of the documents before the meeting so that we will only need to take meeting time for the consensus call. Please read the email sent out to Coho list by Dave Demaree and send us any comments by next Wednesday, April 8.

Stony: Dine for a cause meal a while ago raised money for Chintimini Wildlife Center. Also the kids did a cookie fund-raiser for Chintimini. Will hand over the money from these to Jeff Picton, Chintimini Wildlife Center Executive Director, this evening.

Debby:

Happy bday to Colleen

Tomorrow happy bday to Amaris.

During the concert here on Friday evening, you can alleviate congestion in our parking lot by parking in the cemetery. Park on the left part of the gravel path loop in the cemetery. Please don't block access between the caretaker's house and his exit. Please stay off the grass and don't leave your car there overnight.

Amy: Irish concert April 11 in park, will send e-mail.

Linda: Jim Lunsford will move into Catherine's unit at end of April. Need new housemate Also need another at end of June, as other housemate is also leaving.

Karen: CH guestroom has no pillow cases. Need donations. Put on piano bench in guest room.

Amaris:

CHACO LUV Special Information Meeting — Tuesday, April 8, from 5 to 7 pm.
Snacks at 5:00, walkabout at 5:30. Ask questions, see what we're thinking.
Give us input.

Want to sing happy bday to Colleen today.

Nancy: Sat, April 12, Bike Tune-Up Day. Opportunity to see available bike lighting and sign up for bulk buy. 1:00–5:00 in Bike Barn.

April: Our oldest daughter, Prairie, will be here April 24. She and Amigas del Senor will chef a Honduran Campesino Meal, featuring handmade corn tortillas, small serving of beans & rice (a poor person's share), fresh-made cuajada cheese. Inexpensive!

Amaris:

Josie on HS track team , first meet next ...

Need work done on our rental unit (building 4), anyone interested in helping.
Would like to learn about painting.

Dave and I will go visit his dad April 18-22.

April: CH getting new drinking glasses, take the old ones.

GAThering Woods Management Understanding

Presenters: Jeff Picton, Chintimini Wildlife Center Executive Director.

Purpose: Goal – to learn what one expert advises we do to encourage multilayered natural habitat in the Coho woods. Information.

Supporting Documents: None.

On our property in Lewisburg (Chintimini Wildlife Center), we're striving to improve habitat for wildlife on our property and showcasing it for others to do the same.

May 11 event, Mothers Day open house.

Basic needs of wildlife — the more you can provide, the attractive to wildlife.

Features of Coho property.

Swale by the cemetery — could use more layering.

Path into woods near building 9 — too many blackberries crowd out native species.

Point on the woods area could be nice with flowering species.

In the woods — not much to do here, just thin out the blackberries. Brush piles provide protection. Use “cover plates” (just a piece of plywood or something

like that) for critters to hide under.

Area where path meets the fire lane would be nice target area.

Water attracts animals.

There are programs to provide funding for plants. Also kids doing community service can help. OSU Geo Sciences 300 — each person is required to provide 6 hrs of community service.

Features can be very attractive — doesn't have to be just native species.

Amy: I have a willow. Want to plant it. Would that be okay?

A: Not a problem — just one tree.

Richard: Catch, neuter, and release of ferial cats — what's your opinion?

A: Not a supporter of wild cats.

More questions and discussions about cats.

Amaris: What about concerns about wild predators.

A: If you own livestock you should have structures to keep them safe. Address the problem at the ground level, and you don't have to worry about it again.

Valerie: How do you deal with nutria?

A: Barrier, fences. You can also do things to deter animals.

Fescue (aka Camas) Field Opportunities

Presenters: Jarod Jebousek (only he spoke) and Molly Monroe, William L. Finley National Wildlife Refuge biologists.

Purpose: Goal – explore our common dreams and how to get there. Information, inspiration, direction.

Supporting Documents: None.

Jeremy introduced the guest speakers. We want to get a creative restoration spark going.

Jerod: Most of the habitat I work on is on a large scale, but it's fun to see some of these smaller pockets, which may be more important than we realize.

Tall fescue is non-native and deep rooted and fierce competitor. After mowing, camas can get in ahead of the fescue. Other places where camas has been in competition with fescue where we've gone in and eliminated the fescue, the other stuff just takes off.

About 1 percent of the former wet prairie in this area is still here, and it's under threat.

Grassland birds benefit from open wet prairie, but ours is too small for birds like meadowlarks, but many desirable species (eg, bumble bees) can benefit. Bumble bees are very important. Could have ground-nesting birds. Native insects support birds. Native plants important for native insects.

Look at ways to increase the native population vs the non-native. Boost the diversity. Reduce the non-native grass.

Strategies:

Mowing (summer mowing good)

Fire

Grazing

Herbicides (effective against tall fescue) You can hurt the non-natives during the winter without hurting the dormant natives.

Native plant sale.

Valerie: What about scything?

A: It's fine, but doesn't break the grass down as much as mowing, so takes longer to decompose.

Grazing is good.

Nancy: Would it be one application of herbicide?

A: With fescue it might be two, but have to look at it. Best time to get fescue is in the fall. A vinegar mix does some good, but fescue is tough.

Keep current species, plant new species for diversity.

Hydrology. Ditch at south edge is not good for the wetland plants, but it does get pretty wet in the winter anyway. The wetter the site, the fewer weeds.

Jeremy: Could we dig out some spots? Depressions?.

A: You could. That would create some isolated spots where you could try some things — frogs. But it won't help the overall hydrology.

John: I see this as being more of an introduction.

Susan: Impact of harvesting camas?

A: That would thin it out. Disturb ground. They are long-lived plants.

If you decide ... we're happy to come and discuss options. What tools to use....

GAThering Green Light Direction

Presenters: Jeremy

Purpose: Information & Planning

Supporting Documents:

LUV Greenlighted Form V2.doc

We have a plan for how we want to move forward with green-light areas and want to present that. [Described confusion over the process.] The purpose of the form is to get the ideas out there. Just use it. The purpose isn't to get every one of these questions answered, it's to get it in front of the community. GAT has included our own checklist. This get's it all out in the open. Green-lighting is an agreement that

an agreement can be made.

What about budget? There are other funding mechanisms besides the May funding process.

Prioritization.

It's not perfect. It's also not a dart-board. It's to foster involvement.

It's okay not to have funds determined up front.

GAT would love to help get these things going. Excited about the processes that are moving forward now.

Amaris: I think there's an energy in GAT. If you have an idea, speak to GAT.

Jeremy: We want things to happen. Are there alternate ways to get things done? Thinking of putting up a chalk board in the Bike Barn with list of things you can do on your own — not just on work days.

General Appreciations

Amaris: History of Coho. Drove Caleb and Tucker to Seattle and stayed overnight — got closer to that family, and Stacey and Andy had some alone time.

Amy: GAT for bringing speakers.

Janelle: Jodi and Stacey for putting together the nice goodbye book for Chris and Carrie.

Stony: GAT for speakers.

Stacey: Families overlapping, love how Coho works that way.

Valery: Dan for tai-chi.

Colleen: GAT for hanging in there. Team has long and checkered history. I think we're finally...

Stacey: Been on Teams where there's lots of energy and enthusiasm for getting things done. — accomplishment.

Craig: Jim for modem for CH.

Jeremy: SC for neat processes underway.

Adjournment

Meeting adjourned at ~7:28 pm.

Business Meeting Minutes / April 27, 2014

Next Community Life Meeting: Wednesday, May 7, 6:00 pm

Next Business Meeting: Sunday, May 18, 2014, 4:30 pm

Directors Attending: Amaris Franz, Amy Becker, Andy Olstad, April Hall Cutting, Austin Hallock, Colleen Dyrud, Dave Demaree, Debby Vajda, Dennis Clark, Elizabeth Connard, Jeremy Groom, Jodi Coleman, Jude Hecht, Karen Heilesen, Linda Edwards, Meta Hough, Nancy Baumeister, Richard Hervey, Steve Brown, Susan Hyne, Xochil Morningstar	Community Residents Attending: Amaris Franz, Amy Becker, Andy Olstad, April Hall Cutting, Austin Hallock, Bruce Hecht, Colleen Dyrud, Craig Hall Cutting, Dave Demaree, Debby Vajda, Dennis Clark, Elizabeth Connard, Greg Craven, Jeremy Groom, Jim Lunsford, Joan Demaree, Jodi Coleman, Jude Hecht, Juva DuBoise, Karen Heilesen, Katie Craven, Leela Devi, Linda Edwards, Meta Hough, Mike Volpe, Nancy Baumeister, Richard Hervey, Roland Franz, Sabine Monn, Steve Brown, Susan Hyne, Xochil Morningstar
Associate members & Friends of CoHo: Janelle Lohr (associate)	Visitors: Autumn Hall-Cutting, Sister Confianza (formerly Prairie Hall-Cutting), Sister Allegria
Facilitators: Leela Devi	Scribe: Austin

Type of Quorum	Requires	Achieved?
Directors	60% of 30 or 18 to do business, and same quorum for vote	Yes
Unit Owners	60% of 68 or 41 at outset, and +50% of 68 upon vote or 35	No
CoHoTopia Directors	40% of 46 = 19	Yes

Recap of Decisions

HOA Decisions:

Provisional consensus awaiting quorum achieved on Mediation Team Charter and Policy. Documents are:

- Mediation Team Charter 2014_04_17.doc
- Conflict Resolution Policy 2014_04_17.doc

The following meeting minutes were provisionally approved by consensus, awaiting final approval when have quorum:

- March 16, 2014, Business Meeting
- April 2 Community Life Meeting

Coho Board of Directors Decisions:

None.

Cohotopia Board of Directors Decisions:

None.

Recap of Design Review Announcements:

None.

Opening: Sustainability Action Team — Bicycle Scavenger Hunt Slideshow and Invitation

Presenters: Susan

Purpose: Centering & connection.

Supporting Documents: None.

Susan explained the event, which was sponsored by SAT, then showed the slide show of photos of highlights from last year's event.

Passed around comment- and sign-up sheet for this year's event.

Announcements

(including any design process or other community agreements)

Jeremy:

Invasive plant — shiny geranium [showed sample of plant].

Play field green-lighted. Still discussion about the proposed berms around it.

Stacy is getting people together about it.

Dave D. : Will be in San Diego caring for dad and will not be doing some of my Coho jobs & activities.

Juva: Joey will take over meal software. Still looking for 10-day review archivist.

Meta volunteered to do half of it — i.e., share the job with someone else.

Amaris: 2-bedroom unit for rent. Curious about fair rent value.

Richard: Tomorrow public participation task force final public meeting. Trying to promote the kind of neighborliness we have in Southtown. 6:30 pm. At 7:20 will be taking public input at Public Library.

Austin: Clearness Committee meeting for Jim Lundsford will be Tuesday, April 29, in the CH living room at 3:00 pm. If you have any questions, I'm his buddy, but I'm sure that since Jim's done all his homework he now knows more than I do.

Linda: Nice family at work party, boy will rent room. Bart — great sense of humor. Still looking for someone for other room.

Craig:

Autumn, Sister Alegria, Sister Confianza (formerly known as Prairie). Live in Honduras. Will be here a few more days.

Finance Team e-mail timeline for coming year budget. June 1 is first deadline.

Mid-May for changes.

April: Reminder Wild Yeas Bakery spring season starting May 9. Room for new subscribers. Sharing is possible, if have buddy.

Dave D: Looking to figure out if Old Coots home is viable. Meeting next wk. Doodle. Call me if interested or questions.

Amaris: If family is willing to live with Joan and Dad, Dave and I could move into our 2-bedroom unit — another possibility.

Andy: SC announcement: LUV Implementation Team. SC has decided that there is no plan for there being a LUV Implementation Team. Talk to any member of SC if have concerns.

Leela: Talk on Tuesday morning at 9:30, Congregational Church, Academy of

Lifelong Learning. My talk will be about Nia technique.

Preview Agenda

Agenda Okay.

Approval of Minutes

The following meeting minutes were up for approval:

March 16, 2014, Business Meeting

April 2 Community Life Meeting

Both sets of minutes provisionally approved by consensus, awaiting quorum.

CHACO LUV Progress Report

Presenters: Craig & team.

Purpose: Keep community updated on progress, invite continued involvement.

Supporting Documents: None.

Craig, Nancy, Susan, Jude.

Craig: How many may not have been at the April 8 picnic and fishbowl? Had fishbowl after picnic. Learned things about each other. Then went around outside and talked about each area, shared thoughts, feedback. Since then, some of the groups have had additional meetings. Now we'll have an update.

Area 1:

Jude: Had group meeting, but small turnout. Covered notes from people's input. Found concerns about the visual connection. So we want to move ahead with putting the roof on without the visual screens. Will be applying for funding. Also concerns about the kids' trike circle, Will still have some plantings around the circle.

Area 2:

Nancy: Line-drying area. There's currently some dead stuff out there. Moving the wood pile. Got new ideas from Haiko (the permaculture consultant), and welcome input.

Area 3:

Susan: Street-side of CH. Need for safety highlighted. Keeping door locked. Doorbell. A neighbor volunteered to pay for a keypad. We've started a discussion with the post office about moving the mailboxes. Passed around statement supporting the relocation of mailboxes for people to sign.

Area 4:

Craig: North side of CH. Waiting for more feedback and input from the storage

group, which could affect what happens in this area.

Area 5:

Susan: Dead plant removed.

Questions:

Jody: What did Haiko say that everyone is excited about?

Nancy: Electrical things [ground-level structures at southwest corner of CH] are a big issue. Haiko suggested making the structures part of the path, if we can walk on them.

April: Second idea was about the cloths drying, not having it attached to the building.

Nancy: And path more curvy. We have a recording of his comments.

Debbie: Home Life had a concern about moving the mail box.

Susan: That never got to our team.

Amaris: How can we know when the meetings are? Also how can we get signed up for the groups?

Greg: What was the reason for planting stuff on the south end of the circle?

Jude: Nearby units need sound and sight screening.

Karen: This is the grassy circle. Over there, south of this, is a grassy field.

Bruce: The original idea was to have a pass-through mailbox so you could pickup your mail inside the CH. Opportunity to ask the question again.

Jeremy: How is the process going?

Craig: We're moving forward. We'll have several budget requests ready to go by the end of May. Hoped to do something in each of the areas ready to move forward. Still having positive meetings and hope to meet deadlines.

Juva: Expressed gratitude for this.

Gifted Metal Multi-Person Swing Status (GAT)

Presenters: Jeremy

Purpose: Information

Supporting Documents: None.

Amy and Dan gifted Coho a swing set and requested that someone take care of it. Not sure what to do with it. We'd like to put out a 30-day window for someone to take care of it. They're willing to find it home elsewhere. Use imagination as to where it could go. Get with GAT if have questions or interested. Need somewhere to put the cushions in the winter.

Dennis: Concerned that it be safe. Wherever it is placed, it has to be secured.

Meta: People do use it now — kids and adults.

April: One way to keep it safe would be secure to the ground.

Dennis: Concerned about reducing our risk. And community has to ultimately accept it as a gift.

Emergency Fund

Presenters: Andy

Purpose: Information

Supporting Documents: None.

Remember the community approved some money to talk to lawyer about having an emergency fund. Lawyer said no. Since then we've had an informal group try to create an emergency fund for Cohoots. Four households have already contributed. Contact Dave D, me, or Susie if have questions. If one of our neighbors is in need, they can come and talk to us. There's not much in the fund now, so we can't offer much. We'll do this until Dec 31 of this year as an ooch. After that everyone who's contributed will get their money back, if it's still there.

Xochil: Are you going to go through legal channels?

Andy: No, but at the end of year, will ask people about the perceived value of it.

Mediation Team Charter & Policy

Presenters: Janelle

Purpose: Consensus

Supporting Documents:

Mediation Team Charter 2014_04_17.doc

Conflict Resolution Policy 2014_04_17.doc

Presented history of the process of revising these documents — presentations at previous meetings, comments, and revisions.

Presented revised Charter and Policy.

Provisional consensus achieved on Charter and Policy.

Appreciations

Jeremy: Choco LUV for taking all this on.

Greg: Susan for taking tour around gives me a vicarious thrill for how we look from the outside.

Juva: All who worked at work party today.

Leela: Jeremy for bringing in shiny geranium.

Juva: [Had question about another plant.]

Richard: Presentation about bike scavenger hunt and the inclusion of neighbors . I enjoy our being part of Southtown.

Bruce:

Everyone on Mediation Team who worked on the policy and charter.
Everyone who worked out on the garden today.

Sister K: April and Sister A for our stay here and dinner and

Susan: Folks who supported our guest chef on Friday. She will come again. Also have another volunteer guest chef lined up.

Debbie: People who attended the David Roth concert.

Amaris: April and Craig and others for guest cooks and musicians. People coming in to share art and skills with us.

Juva: Everyone who is doing beautiful things with plants on porches.

April: Val for saving community \$64 in postage.

Closing & Adjournment

Meeting adjourned at ~5:33 pm.

Community Life Meeting Minutes / May 7, 2014
Future Fall Wellness Retreat Options

Next Business Meeting: Sunday, May 18, 2014, 4:30 pm

Next Community Life Meeting: Wednesday, June 4, 2014, 6:00 pm

Directors Attending: Amaris Franz, Amy Becker, Anne Arquette, April Hall Cutting, Austin Hallock, Colleen Dyrud, Debby Vajda, Dennis Clark, Elizabeth Connard, Jodi Coleman, Joey Kimdon, Jude Hecht, Linda Edwards, Meta Hough, Nancy Baumeister, Sergio Dias, Steve Brown, Susan Hyne, Susie Bassett, Xochil Morningstar	Community Residents Attending: Amaris Franz, Amy Becker, Anne Arquette, April Hall Cutting, Austin Hallock, Bruce Hecht, Colleen Dyrud, Craig Hall Cutting, Dan Gillman, David Kimdon, Debby Vajda, Dennis Clark, Elizabeth Connard, Greg Craven, Jodi Coleman, Joey Kimdon, Jim Lunsford, Jude Hecht, Juva DuBoise, Linda Edwards, Loyal Bassett, Meta Hough, Nancy Baumeister, Sergio Dias, Steve Brown, Susan Hyne, Susie Bassett, Xochil Morningstar
Friends & Associates: Stony Lohr, Carrie Kart	Visitors:
Facilitator: Dennis Clark Assistance: Carrie Kart	Scribe: Austin Hallock

Type of Quorum	Requires	Achieved?
Owners	60% of 68 or 41 at outset, and +50% of 68 upon vote or 35	Yes
HOA (BoD)	60% of 30 or 18 to do business, and same quorum for vote	No
CoHoTopia	40% of 46 = 19	Yes

Recap of Decisions

Retreat team will put in a budget request of an amount that entertains the possibility of trying a new campsite.

Recap of Design Review Announcements

None.

Appreciations for Wellness Retreats and Planners

Presenters: All.

Purpose: Positive energy.

Supporting Documents: None.

Stony: When weather starts getting warm, our kids start talking about the retreat.

Susie: Today or tomorrow?

Steve: Well organized, nice to spend time with others.

April: Vivid pre-move-in retreats. Important for maintaining connections.

Debby: Rachael went on at length about the things she liked.

Debby: Cinnamon rolls.

Amaris: Always glad when decide on a time when we can go.

Susie: More and more fun at each retreat. Every year it's easier because kids are older.

Carrie: Enjoyed the Retreat Team so much, looking forward to attending the retreat.

Linda: Beautiful lake, reflections.

Dennis: Juva, Richard, Carrie, Xochil, and Dennis are team members.

Announcements & Design Reviews

(including any Design Process or Other Community Agreements)

Juva: Hub announcements:

Plan on moving work party and tour from Aug 17 (Waldo Lake camping trip is then) to Aug 24, for better turn out. If you have any concerns, let a Hub member know.

Susan could use help with editing the web site, various pages need attention.

Anne:

I don't need toilet-paper rolls any more.

Ubiquitous gray cat — I think I've found a home for her. Trying to catch her in a cat carrier.

Susie: Heart of the Valley triathlon this year, Memorial Day. Needs volunteers. Would be amazing to see some faces that I know while I run.

Stony: If you're interested in coming out Friday before the retreat, ~\$30 per family. Prefer money by July 1.

Susan: Alex and Aria helped me set up the kitty play-pen. Any day now...

Meta:

Anyone want to join a beginners marimba class in summer?

Need more people to work in the rotation garden -- peppers, tomatoes for personal use. Other things for common.

April: Room in the bake for additional loves of cinnamon-raisin bread. Cost is ...

Colleen: The Sustainability Action Team has tentatively scheduled June 29 for the 2014 Bicycle Photo Scavenger Hunt. To be able to put on the event this year, SAT needs to know if people are interested — both in riding and in helping out the event crew in planning & putting on the scavenger hunt.

There is now a sign-up sheet in the CH atrium (white sheet of paper on a red background, left on the round table). By May 19, SAT is looking for a minimum of 12 riders signed up (kids and adults). You don't need to be in teams yet, just sign to indicate you are planning to ride. We are also looking for willing event crew members to sign up — 5 volunteers for planning or day of jobs will ensure that no one has to take on too much. Most all volunteer jobs will allow you to also ride, if you wish to. Event crew volunteers will be paired with someone who worked the event last year.

SAT sees a lot of potential to "grow" this event into a long-term community event like the Madrigal Feast (wow, teams could sing as the bike around town!). We would like to start work on building a base of folks to help keep it going.

Volunteers from outside Coho are welcome!

However, if there isn't sufficient interest in participating in a Bicycle Photo Scavenger Hunt expressed by May 19, SAT will cancel the event. It's too much work to take on if we don't know people want to do it — and there are other projects on which energy and time could be spent.

If you loved the scavenger hunt last year or were sorry you missed the fun and are looking forward to this year's version, race to the CH now and sign up yourself and all family members you can convince to join you!

Xochil: Received e-mail from Post Office: Go-ahead to move the mail boxes.

Craig: Finance Team: May 19 is day to e-mail the community with proposed projects to the community, what it would cost.

Amaris:

All hoses distributed, except to bldg 4. Can't find bldg 4 hose.

Dave and I will be gone for the next business meeting, need someone to take attendance.

Dave reported that his dad died peacefully. Family was there and doing okay.

Craig: Finance Team: Team budgets due by June 1.

Preview Agenda

Presenters: Dennis.

Purpose: Information.

Supporting Documents: Agenda.

Agenda reviewed. All good.

Topic: Future Possibilities for Fall Wellness Retreats

(including why we're doing this meeting)

Presenters: Anne.

Purpose: Background and our experience at Whispering Winds Campground (WW).

Supporting Documents: None.

Anne: Why are we doing a whole CL meeting on the Wellness Retreat? Camp WW meets a lot of our needs, but every year there are questions about doing it differently. Pool use is one issue. We want to find a place where the most Cohoots will want to come and enjoy the retreat.

Now trying to get feedback from the group about whether to find another place.

Debb: Asked if this was to make a long-term commitment.

Juva: We want to come to some kind of consensus about this tonight, because budget is coming up.

Criteria for Considering any Retreat Option

Presenters: Carrie

Purpose: Grounding information.

Supporting Documents: None.

Carrie presented the various things that people wanted in a campsite. This list was used as criteria for selecting the candidate sites.

Power Point Tour of the Considered Alternatives

Presenters: Juva.

Purpose: Visual Information.

Supporting Documents:

Possible new fall retreat sites.docx

Core_Area_Map(1).pdf

Camp Tadmor.pptx
 B'nai B'rith Camp and Retreat Center.pptx
 4H camp.pptx

Juva: Looked at lots of different places. Presented these five:

Suttle Lake Camp and Retreat Center. \$1440/day without meals for 30 adults and 20 children. 20 children. \$2910 with meals. More price breakdown available. It's a 100 mile drive. Rustic cabins. [See supporting document for more info.]

Questions about costs, meals.

Camp Tadmor. \$42/per person for Fri and Sat. Food extra. More info on costs. Near Sweethome. About 50 miles from here. Food svc available for 55 or more people. Tent and trailer camping available. [See supporting document for more info.]

B'nai B'rith Camp and Retreat Center. 75 miles away in the Lincoln City area. [See supporting document for more info.]

Oregon 4-H Center. Eight miles west of Salem. [See supporting document for more info.]

Whispering Winds.

Joey had one more near Salem, but she vanished.

Spreadsheet of Options Against Criteria; Discuss in Large Group So We Can Hear Each Other

Presenters: All.

Purpose: Group discussion.

Supporting Documents:

Possible new fall retreat sites.docx

Juva presented the spreadsheet contrasting the proposed sites.

Discussion:

Susie: Joey calculated that we now spend about \$1300 with meals at WW.

Stony: All the places seem good to me. Like the idea of having food provided. The 4H looks reasonable for that.

Dan: 4H facilities are nice and we can camp.

Amy: Yes, we can be alone there (she has been there).

April: Suttle Lake has lots of biking. Good weather. Good food service. But it's the farthest away.

Amaris: Clarified that costs could be reduced if more people took tents. Asked about other cost reductions, but it's complicated — lots of variables.

Jodie: I love that my kids have been going to WW since they were tiny. Like seeing them enjoy new stuff there. Love that we have the whole place to ourselves.

Juva: For those who want a bed to sleep on with a door and running water, there are two places at WW. No extra cost to us.

Amaris: Seems that boating and swimming are important. How much is the additional cost for that at WW and at other places.

Juva: Every place you have to pay for the life guard. Boats are \$5 each at WW. Invasive species are an issue that cause camps to disallow guests' bringing their own boats.

Xochil: Love WW. But food is the big problem. I'm burned out on preparing the food. If we could get that done, we wouldn't need to look at other places.

Susie: Joey and I would be happy to spend a little more and to have the food taken care of so we don't have to cook and clean.

Amaris: What about hiring a head chef and supporting crew? How much is cleaning in these costs?

Juva: All of these places have cleaning included in the cost.

April: I know at Suttle Lake they expect you to do some basic cleaning of the bunk room.

Greg: Other strategies for food. Could have really simple meals. Also now I'm more available for cleaning than I used to be when kids were younger.

Debby: Seems it's really a question of WW or one of these other places.

Juva: We want to narrow it down today.

Show of Hands

Juva called for show of hands for staying at WW or somewhere else. We want to go where the most people will go.

If you have a strong preference either way, speak up.

Linda: Concerned about expense. Don't like having to travel as far. Would not go to another place. Don't like idea of sharing big dining hall.

April: Advocate for trying it once. Would be fun to be in a different environment for a change.

Xochil: WW meets needs, except for food prep.

David K: Cleanup is an issue at WW.

Jodie: Curious about the people who bike out there.

Susie: Some of these places are in beautiful, exotic locations, and WW is not.

Juva: Wondering about people who don't spend the night.

Debby: If it were farther away I would probably spend the night.

David K: There are different reasons for not spending the night. I just want others to be comfortable.

Dennis: I'm frustrated, wondering that more research will not help decide the matter.

Bruce: Suttle Lake is farthest away, in the foothills. Others are closer.

Dennis: If we pick one of these other four places, we have to know today how many will go.

Juva: We could move this out another year.

Amaris: We can budget the most that we would need for the retreat, and if we spend less, we spend less.

Anne: Like the idea of 2 yrs out.

Stony: The pressure is because of the Coho budget cycle. If we did what Amaris suggested, we could get past the current budget deadline, and...

Juva: Would anyone on the Retreat Team be willing to pull this together by May 19.

Susie: The budget doesn't have to be the limiting factor, we can get the money elsewhere.

Bruce: Like Amaris said, you have numbers that are close, just decide.

Juva: We can put something in the budget, an average of these numbers, by May 19.

April: So that budget request would be based on the will of the body. It would be a place holder.

Juva: And if the community says no to that...

Dennis: Most people said that they would consider a change, would be willing to try something different. But we haven't picked another place.

Juva: One person said no to WW.

Bruce: We're changing the objective.

Facilitator Huddle

April: Asked for show of thumbs for willingness to go to make a larger budget request for going somewhere next year or in 2 yrs.

Consensus was that we're willing to put in a budget request that entertains the possibility of trying a new site.

Amaris: Suggested voting for top 2 sites on the list.

Someone on Retreat Team: Put your mark beside 2 of them after the meeting.

Juva: If you know another place, take these criteria and find another site.

Survey Preferences for the Different Options, Place Dots; and then People Talk to Their Dot

Presenters: Dennis

Purpose: Recommendation to Wellness Team.

Supporting Documents:

This item was modified. People were instructed to put their mark beside 2 of the camp choices after the meeting.

General Appreciations

Stony: Retreat Team for putting in a lot of work on this.

Adjournment

Meeting adjourned at ~7:43 pm.

Business Meeting Minutes / May 2014 / No Meeting

Community Life Meeting Minutes / June 4, 2014

Diversity Discussion #1

Next Business Meeting: Sunday, June 22, 2014, 4:30 pm

Next Community Life Meeting: Wednesday, July 2, 2014, 6:00 pm

Directors Attending: Amaris Franz, Amy Becker, Anne Arquette, April Hall Cutting, Austin Hallock, Colleen Dyrud, Dennis Clark, Jeremy Groom, Jodi Coleman, Linda Edwards, Meta Hough, Richard Hervey, Steve Brown, Susan Hyne, Susie Bassett	Community Residents Attending: Amaris Franz, Amy Becker, Anne Arquette, April Hall Cutting, Roland Franz, Austin Hallock, Colleen Dyrud, Craig Hall Cutting, Dan Gillman, David Kimdon, Dennis Clark, Jeremy Groom, Jodi Coleman, Linda Edwards, Meta Hough, Mike Volpe, Richard Hervey, Steve Brown, Susan Hyne, Susie Bassett, Valerie Hervey, Jim Lunsford
Friends & Associates: Janelle Lohr (associate)	Visitors:
Facilitator: Dennis Clark Assistance: Valerie Hervey	Scribe: Austin Hallock

Type of Quorum	Requires	Achieved?
Owners	60% of 68 or 41 at outset, and +50% of 68 upon vote or 35	No
HOA (BoD)	60% of 30 or 18 to do business, and same quorum for vote	No
CoHoTopia	40% of 46 = 19	Yes

Recap of Decisions

None.

Recap of Design Review Announcements

None.

Appreciations for Diversity at Coho

Presenters: All.

Purpose: Connection and gratitude.

Supporting Documents: None.

Jeremy: Quality if not quantity of people at CL Meetings.

Richard: CL meetings don't have lots of attachments.

Dennis: Don't have to reach quorum at CL meetings.

Richard: Glad that community cares enough to talk about our life together.

Susie: Rachael at Rainshine Farms said that she never hears complaints about Coho from people living at Coho.

Announcements & Design Reviews

(including any Design Process or Other Community Agreements)

Jeremy:

Volunteer sign-up sheet for jobs related to garage sale.

GAT wants to get out the word that all non-house hose bibs are on the cistern.

Let kids know that water play could quickly drain the system.

Susie:

Just received word from the city that city [*price of*] water is going up maybe 150%. Great time to talk to kids about this.

Finance Team will have a project sub-group meeting in the CH on Tuesday. If your team has not selected a representative, do so. Brownies.

Susan: I took over the Thursday, June 12 meal.

Amaris: As attendance taker, it's difficult to take attendance and focus on the meeting. I'm going to start leaving a sign-in slip for people who come in 15 minutes late.

Janelle: Downtown Dance is having its spring showcase. Lots of cute Cohoots in the show. If you don't have tickets, ask me.

Susie: Treasurer will be out of town from June 16 thru end of July. Jodie will be the check-signer in my absence.

April: Remember when signing up for meals, to note that meal times and prices now vary.

Colleen: Get Rid of Stuff Day is this Sat. Sale is this Sunday from 9 to 1. Please participate.

Dennis: After Garage sale is done, our place is back to normal and that's one of the things that Jessica is concerned about.

Amaris:

Unit 141 is available for storing stuff before the sale.

Need renter in unit 141.

Introduction to the Diversity Topic

Our purpose statement, and what we mean by diversity in context with our purpose.
A view of the Diversity Wheel!

Presenters: Colleen.

Purpose: Context, information, and preview.

Supporting Documents: None.

At the wellness retreat, we talked about processes, but we didn't talk about what it means for people to feel differently about process. So Dennis and I came up with a plan for this meeting. Several times in the Choco Luv group diversity came up as a strength.

Overall Purpose & Goal of this first discussion:

Overall Purpose:

To learn more about ourselves and each other.

To recognize, nurture, and honor each one of us a unique, complex individual.

To appreciate our differences as strengths we contribute to our community.

To better utilize the wonderful talents, skills, and abilities present in Coho to enrich our lives and accomplish our community goals.

Discussion #1 Goal: To set a context for and to begin our community diversity adventures.

Diversity Wheel:

Colleen shared the diversity wheel. Said that many versions of it are available on the Web. Idea of wheel is to show how many things go into a unique individual. Be careful in isolating the aspects of the wheel and pigeon-holing a person.

In our community we have the luxury of spending a lot of time with each other over time.

Introduce Task-Type Inventory and Do an Affinity Activity

Presenters: April

Purpose: Activity #1.

Supporting Documents: None.

April introduced an exercise to help us figure out our task-type preferences. Passed out pencils and “Task-Type Preferences” self-assessment sheet. Everyone filled out the assessment, which was designed to identify each person’s task-type preference as one of the following.

A: Project.

B: Work.

C: Process.

D: Connection.

April briefly described and gave examples of each task types. [*I think she had a document explaining this.*]

Everyone was given a color-sticker to wear based on their dominant type. Then we were divided into 4 groups based on type. Talked about what we bring to Coho tasks with regard to our types.

People told of their observations. Susan noted that the people in the Project group were all head chefs.

Move into Small Mixed Groups

Presenters: Dennis

Purpose: Activity #2.

Supporting Documents: None.

Dennis called for several groups of 4 each composed of people from various task types and assigned a hypothetical task. Then groups reported on their activities.

Wrap Up

Presenters: Colleen

Purpose: More sharing.

Supporting Documents: None.

Colleen: Three of us were talking about doing a discussion in October, and anyone who wants to take a slice of that diversity wheel ...

What did you learn from this activity? What did you learn about yourself? Look at the specific questions that you responded to.

How do we free people to work in the environment they enjoy the most? That could include a bunch of different things.

General Appreciations

Jodi: All who worked on submitting budgets and putting proposals together.

Jim: All who have been helping me reestablish my kitchen.

Anne:

Compost cat — appreciation to Jim for fostering for a month or 2.

All who helped defray the expenses related to the compost cat, Flopsy.

Susan: 15 kids who volunteered to name the kittens and the mom.

Jodi: Watching the kids name the cats.

April: Jodi for asking if this activity [*diversity exercises*] would be appropriate for the children. I should have thought of this earlier, because it would be good to know our kids [*task*] types.

Janelle: Jodi for car-pooling.

Colleen: April and Craig for fixing a branch from the Old Oak onto my porch.

Meta: April and team members for making CH smell like bread.

Adjournment

Meeting adjourned at 7:30 pm.

Business Meeting Minutes / June 22, 2014

Next Community Life Meeting: Wednesday, September 3, 2014, 6:00 pm

Next Business Meeting: Sunday, July 20, 2014, 4:30 pm

<p>Directors Attending: April Hall Cutting, Austin Hallock, Colleen Dyrud, Dave Demaree, Debby Vajda, Elizabeth Connard, Jen Yang, Jeremy Groom, Jude Hecht, Karen Heilesen, Meta Hough, Nancy Baumeister, Peter Erskine, Richard Hervey, Steve Brown, Susan Hyne, Xochil Morningstar</p>	<p>Community Residents Attending: April Hall Cutting, Austin Hallock, Colleen Dyrud, Dave Demaree, Debby Vajda, Elizabeth Connard, Jen Yang, Jeremy Groom, Jim Lunsford, Jude Hecht, Juva DuBoise, Karen Heilesen, Leela Devi, Meta Hough, Mike Volpe, Nancy Baumeister, Peter Erskine, Richard Hervey, Steve Brown, Susan Hyne, Valerie Hervey, Xochil Morningstar</p>
<p>Associate members & Friends of Coho: Michael Angerman, Michele Godwin, Janelle Lohr (associate)</p>	<p>Visitors:</p>
<p>Facilitators: Leela Devi Assistant: Valery</p>	<p>Scribe: Austin</p>

Type of Quorum	Requires	Achieved?
Directors	60% of 30 or 18 to do business, and same quorum for vote	No
Unit Owners	60% of 68 or 41 at outset, and +50% of 68 upon vote or 35	No
CoHoTopia Directors	40% of 46 = 19	Yes

Recap of Decisions

HOA Decisions:

Grounds Admin Team Charter provisionally approved, pending quorum.

Karen Heilesen provisionally selected as Mediation Team member, pending quorum.

Coho Board of Directors Decisions:

Jim Lunsford provisionally elected to HOA Board of Directors, pending quorum.

Cohotopia Board of Directors Decisions:

Jim Lunsford elected by consensus to Cohotopia Board of Directors.

Recap of Design Review Announcements:

None.

Announcements

(including any design process or other community agreements)

Jeremy:

GAT just put up a bulletin board [white board?] in the Bike Barn with tasks for people with time on their hands to do whenever they like. Everyone can add stuff but don't erase stuff.

The play circle will be prepping this week. Anyone want to help out on Thurs night. Need compost at the site before that. Also need someone to pick up rental equipment.

April: Scheduled the next Chefs' Night In for Tues, July 22. You're invited. 6:30 to 3:00. Will send out e-mail.

Karen: At the GAT Retreat last Saturday, we came up with some goals:

Goal 1: Safety. PPE, training in place, maintenance plan developed. Five people are trained on each of the two pieces of power equipment.

Goal 2: Create and evaluate at least one method of connecting people with tasks.

Goal 3: Communication – GAT presents draft management plan for one area with a stated preferred management option, and other management options that were not preferred and their expected outcomes. Community provides feedback. All this happens by Dec. 31, or some earlier stage?

Goal 4: For at least 4 workdays we know how many people participated, who they were, and what they worked on. This number will increase by 15% by Dec. 31.

Goal 5: Awarded Green Thumb 3 times.

Goal 6: Create work plans for 2 areas by Dec. 31, 2014.

Dave D.: Juva and I put cardboard down around the Old Oak today. Now needs chips; if you feel moved to move some there. Kids please refrain from playing on the cardboard.

Jen:

Approval of Playfield contingency request approved.

Budget work session on at CH on Tuesday, June 24, at 6:15 pm. Please have a representative from each team attend. Still missing representatives from Buildings and CH teams. And to everyone, please join us to further discuss the budget and projects, especially if you have questions or concerns. The budget

is not set or approved. This is a great time for community input. Or if you have questions for a team or for Finance, you are welcome to contact folks before the meeting.

Debby: Tuesday I have my eye surgery.

Jude: Just sent out e-mail about the LG washer, which works intermittently.

Nancy: We have a huge mountain of chips. They're free, thanks to our neighbors and connections.

April: Some lovely things in the lost and found now in atrium. Stop by and see if anything is yours. Will remain on display for 24 hrs.

Juva: My dad is packed and ready to come [*live at Coho*], but won't get here until later.

Connection Introduction

Presenters: Susan.

Purpose: To introduce Michael Angerman and Michele Godwin.

Supporting Documents: None.

Michele and Michael just moved to Corvallis from Mew Mexico. Michele is Nurse, artist, holistic health. Michael read a poem about Michele, titled "With You Always." Writes poetry, learning Spanish. Computer programmer. Like to sleep outside.

Everyone then introduced themselves and told about something they had in common with Michele and Michael.

Preview Agenda

Agenda Okay.

Approval of Minutes

The following meeting minutes were provisionally approved by consensus but without quorum, and now need final approval:

March 16, 2014, Business Meeting

April 2, 2014, Community Life Meeting

In addition, the following draft meeting minutes are up for approval:

April 27, 2014, Business Meeting

May 7, 2014, Community Life Meeting, 2nd draft

June 4, 2014, Community Life Meeting, 2nd draft

No minutes were approved (provisionally or otherwise), due to lack of quorum.

CHACO LUV Progress Report

Presenters: April

Purpose: Report

Supporting Documents:

map.jpg

arbor1.jpg.rendition.largest.jpg

arbor2_rustic-arch_s3x4_lg.jpg

arbor3_heavy-wisteria_s3x4_lg.jpg

CHACO LUV Area 2. Explained the ooching project with the path and arbor. Archway will be moved to an alternate trial location in a week or two. Path will eventually go over the concrete vaults. Please keep talking to Sole and me about the passableness of the ooching path for wheeled vehicles. April thanked various people for helping with the project so far.

Questions:

Elizabeth: Would you like some irises for the project?

A: Not today.

Xochil: It looks really pretty.

GAT — Presentation of Charter

Presenters: Jeremy

Purpose: Consensus.

Supporting Documents:

GroundsAdminTeamCharterFinal.pdf

Jeremy presented draft charter, and it was projected. Jeremy wasn't sure if there had been changes since last time it was presented.

Meta: Endemic vs. Native — what's the difference?

A: None.

Colleen: At bottom says it will be reviewed annually, but Admin has scheduled reviews on a 5-yr cycle. You can review more often if you want, and that is encouraged.

Nancy: Question about ...

Consensus round. Provisional approval achieved, pending quorum.

Coho HOA & Cohotopia Boards of Director Special Election

Presenters: Facilitator

Purpose: To elect Jim Lunsford as a member of the Coho HOA & Cohotopia Boards

of Directors.

Supporting Documents:

CoHo Selection Process abbreviated-4.doc

Coho HOA Board of Directors Special Election:

Jim Lunsford provisionally elected to HOA Board of Directors, pending quorum.

Coho HOA Meeting Closed; Cohotopia Board Meeting Opened.

Cohotopia Board of Directors Special Election:

Jim Lunsford elected by consensus to Cohotopia Board of Directors.

Cohotopia Board Meeting Closed; Coho HOA Meeting Reopened.

Everybody Wants a Rock!

Presenters: Jude

Purpose: Sharing.

Supporting Documents: None.

Jude: When I travel, I always bring back a rock. Would like others to bring a rock from wherever they go as a memento and share story with others. Would like kids to be involved.

Richard: It's really about something that's spiritual to you and not about bragging.

Cistern Water Update

Presenters: Jeremy.

Purpose: Information.

Supporting Documents:

2014_CisternBusMtg.ppt

Not on city water anymore, except for faucets connected to houses. Have had two 5,000-gal usage days.

Peter: Water is not potable.

Meta: Concerned that if cistern runs dry, we wouldn't know if our plants were getting watered on automatic.

Val:

Mulching reduces water loss.

We could all use moisture meter more often. Also learn about plant-specific water needs.

Janelle: We don't water the grass at our house.

April: Experience how long it takes to fill a gallon as a learning exercise.

Jeremy: Would be good to know which areas are using how much water.

Nancy: Flow meter is expensive. But timer is more affordable and can set for certain amount.

Dave D.: Have a flow meter that others can borrow.

Colleen: Reminder that city-water cost is going to increase quite a bit. Might want to have a larger conversation about water use.

Meta: I also have a flow meter, not willing to loan, but willing to talk about it.

>BREAK<

Mediation Team Selection

Presenters: Facilitator

Purpose: Selection of a new Mediation Team member.

Supporting Documents:

CoHo Selection Process abbreviated-4.doc

JobDescription_MediationTeam.pdf

Current Mediation Team members: Stacy, Rob, Craig, Janelle, and Dave D. Dave is leaving the team.

Nomination round. Change round. Facilitator nominated Karen. Karen said wanted to stay on the 2 teams she's on now and needs to know how much of a load this job would be. Answer: Mediation Team meets once a month, and there haven't been any calls lately. Karen accepted the job. Provisional consensus, pending quorum.

Aging in Place

Presenters: Dave D.

Purpose: Exploring interest in old-folks elder home in Coho.

Supporting Documents:

ElderHome2014.06.18.ppt

Dave D. presented the slide show [*see supporting document*] and then took questions.

Meta: What do you mean by energy?

A: Community energy — money, time, whatever.

Juva: Would like to have an elder home here. I can contribute energy, but can't take the lead.

Peter: What if someone at Coho wanted to buy your place and run it as an elder home.

A: It's a possibility.

Reaction round. Choices of response were: neutral, excited, exhausted, concerned, curious, ambivalent, albino, other. Reactions were varied.

Juva: There are people who do foster homes. It could be something like Home Life.

Dave: I have a sign-up sheet. I will send out an e-mail to find out what curiosities, etc. are.

Appreciations

Janelle: Everyone who came to Downtown Dance recital. Met need for connection and fun. Also...

Dave: Everyone who pitched in and helped out while I was gone while Dad was dying. Met need for ease, community, and connection.

Karen: Those who showed up today for the work and this meeting. Met need for enjoyment.

Juva: Xochil for taking dad out to lunch. Jodi and girls for bringing over food.

Jeremy: Helpers with laundry.

Richard: Kids who checked with grownup before turning on water for play. Met need for consideration.

Val: All who worked in the CH kitchen today.

Leela: Juva for sharing flowers. Deborah (Mike's caregiver) for taking pics of eagles.

April: Community for supporting our bakery. Meets need for ability to do that. Appreciate others enjoying the bread. Satisfying. Val and others for providing support.

Jim: Community — amazing to see people come together.

Closing & Adjournment

Meeting adjourned at ~6:11 pm.

Community Life Meeting Minutes / July 2014 / No Meeting

Business Meeting Minutes / July 20, 2014

Next Community Life Meeting: Wednesday, September 3, 2014, 6:00 pm

Next Business Meeting: Sunday, August 17, 4:30 pm

Directors Attending: Amaris Franz, Amy Becker, Andy Olstad, Anne Arquette, April Hall Cutting, Austin Hallock, Colleen Dyrud, Dave Demaree, Debby Vajda, Dennis Clark, Elizabeth Connard, Jen Yang, Jodi Coleman, Josh Standig, Jude Hecht, Karen Heilesen, Linda Edwards, Meta Hough, Nancy Baumeister, Peter Erskine, Richard Hervey, Sergio Dias, Steve Brown, Ted Wade, Xochil Morningstar	Community Residents Attending: Amaris Franz, Amy Becker, Andy Olstad, Anne Arquette, April Hall Cutting, Austin Hallock, Bruce Hecht, Colleen Dyrud, Dave Demaree, Debby Vajda, Dennis Clark, Elizabeth Connard, Greg Craven, Jen Yang, Jodi Coleman, Josh Standig, Jude Hecht, Karen Heilesen, Leela Devi, Linda Edwards, Meredith Wade, Meta Hough, Mike Volpe, Nancy Baumeister, Peter Erskine, Richard Hervey, Ron Karpf, Sergio Dias, Sole Ciganda, Stacey Olstad, Steve Brown, Ted Wade, Valerie Hervey, Xochil Morningstar
Associate members & Friends of Coho: Janelle and Stony Lohr (associate)	Visitors: Bob Hadden (from Arazona)
Facilitators: Dennis Assistant: Leela	Scribe: Austin

Type of Quorum	Requires	Achieved?
Directors	60% of 30 or 18 to do business, and same quorum for vote	Yes
Unit Owners	60% of 68 or 41 at outset, and +50% of 68 upon vote or 35	Yes
CoHoTopia Directors	40% of 46 = 19	Yes

Recap of Decisions

HOA Decisions:

The following meeting minutes were approved by consensus:

- March 16, 2014, Business Meeting
- April 2, 2014, Community Life Meeting
- April 27, 2014, Business Meeting
- May 7, 2014, Community Life Meeting, 2nd draft
- June 4, 2014, Community Life Meeting, 2nd draft
- June 22, 2014, Business Meeting.

Grounds Admin Team Charter approved by consensus.

Karen Heilesen selected as Mediation Team Member by consensus.

Mediation Team Policy and Charter Revision approved by consensus.

Andy Olstad selected as Steering Council member by consensus.

April Hall Cutting selected as Steering Council member by consensus.

Coho Board of Directors Decisions:

Jim Lunsford elected to Coho Board of Directors by consensus.

Cohotopia Board of Directors Decisions:

None

Recap of Design Review Announcements:

None.

Announcements

(including any design process or other community agreements)

Colleen: It's summer. A couple of wks ago on July 2, I sent out cooling tips. If you have additional tips let me know. Will revise and redistribute.

April:

Chefs night in is this Tuesday, 6:30–8:00, in the dining room. Agenda includes cheffing tip sheet for new and continuing chefs, pantry updates, using farm market cards, kids pricing for meals, more... And snacks!

Wild Yeast is looking for community support in the form of delivery persons — by bike or car, between 4:00 & 6:00 on occasional Thursday or Fridays. The more the merrier! Talk to me with your offer.

Andy: Cistern emptied out 2 nights ago. Takes several hrs to empty with one hose running. Well pump is not currently working very well. You can water for now, but be careful. Sending e-mail about it. Please let everyone know if water problem.

Jodi: Need zucchini wrangler while we're gone. Also looking for 4 tomato cages. Also need short soaker hose.

Richard: The experience of going into a room and forgetting why you went there is called "disroomia."

Jude: LG washer, if you put it on extra-high spin, it may not go through the entire cycle.

Amaris: If you come in late [*to this meeting*] please sign in on piece of paper in Atrium, because I may not notice you.

Xochil: Can is out for feral-cat donation, contribute.

Jodi: I've been writing checks while Susie while she's gone, but I'm leaving. Turn in your expenses soon, or you may have to wait a while for reimbursement.

Nancy: Working on blackberries in the berm by the compost. Small amounts of time in the morning. Need help.

April: **Update from CHACO Area 2** -- New path and entry arch between Common House and Building 9:

We have been in conversation with the city for 3 months over this change to our plan. Sole has worked with Jared of the planning department.

We have received approval to move the path to the current location near the common house.

The City asks us to not encroach on the concrete utility vaults AND to replace pavement with pavement.

Have allowed us to vary from their code by placing it close to the building.

Next steps:

Close off the asphalt path by coving it with chips and plants

Make the surface of the new path more firm so Mike can travel over it.

Complete the design for the new concrete path -- we envision a curved and well-

planted pathway that matches the existing sidewalk into the Laundry room. Complete the design of the entry archway. We envision a naturalistic structure in about the current temporary arch location.

Funding and future plans:

This project has been recommended for full funding at \$3800 to pay for removing asphalt path and installing new path. We hope the community will support this funding so that the visual and auditory stimulation to unit 191 can be lessened and our long-awaited entry arch can become reality!

We will work with contractor Michael Riccitelli who gave us bids previously. Sergio and Sole will pay for the new concrete path from their back patio to the circle path as required by code for emergency access.

We will update our 8-day review with the final designs for new paths and the archway. If you have specific ideas about the arch design, please talk with either Sole or April so you can be included in the planning.

Welcome

Bob Hadden, visitor exploring possibility of renting at Coho. Currently living in Tucson, Arizona. Also lived in Long Island and Texas. Quaker.

Preview Agenda

Agenda Okay with addition of more approvals of provisionally made decisions.

Quorum check — see above for results.

2014-15 HOA Budget Presentation

Presenters: Jen.

Purpose: Information and clarifying questions

Supporting Documents:

2014-15 Proposed Budget.xls

2014-15 Proposed Budgetv2.xls

This is the proposed 14-15 budget. We had 2 bud subgroup meetings. Finally had bud work session, where we looked at adjustments to try to balance the bud.

Questions & Comments:

Jen then reviewed and explained the document pretty much line by line.

Janelle: Wondering about CH patio cover. How do we save without the money going away?

A: It will stay as that line item.

Ted: If we get a bunch of volunteer labor for the lawnmower shed, the estimate will come down.

Andy: Donations to lawnmower shed.

A: Yes.

Amaris: Question about previous error in totals, which has since been resolved. [*see latest draft of document: 2014-15 Proposed Budgetv2.xls*]

Approval of Minutes

The following meeting minutes were provisionally approved by consensus but without quorum, and now need final approval:

March 16, 2014, Business Meeting

April 2, 2014, Community Life Meeting

In addition, the following draft meeting minutes are up for approval:

April 27, 2014, Business Meeting

May 7, 2014, Community Life Meeting, 2nd draft

June 4, 2014, Community Life Meeting, 2nd draft

June 22, 2014, Business Meeting

All approved by consensus.

Other Pending Approvals from Previous Meetings

Election of Jim Lunsford to Coho Board of Directors

Last month Jim Lunsford was provisionally elected to Coho Board of Directors, pending HOA quorum.

Roundly approved by consensus today.

Grounds Admin Team Charter Approval

Charter was provisionally approved last month, pending HOA quorum.

Approved today by consensus.

Selection of Karen Heilesen as Mediation Team Member

Last month Karen Heilesen was provisionally selected as Mediation Team member, pending HOA quorum.

Approved today by consensus.

Mediation Team's Policy and Charter Revision

Policy and Charter were previously approved, pending HOA quorum.

Policy and Charter approved today by consensus.

2014-15 Sustenance Budget Presentation

Presenters: Val.

Purpose: Information and clarifying questions

Supporting Documents:

Sustenance Team Proposed 2014-2015 Budget.xls

Presented document. Reviewed it item by item. Explained negative numbers as not representing running in the red.

Questions & Comments:

Meta: Asked about tables.

A: It's under infrastructure improvements.

Redux Transformative Discussion on "Process" in CoHo

Presenters: Andy.

Purpose: Information and communication.

Supporting Documents: None.

Asked everyone to line up in a continuum representing:

milk chocolate <> dark chocolate.

Then Kirk <> Pikard.

World Cup <> Game Day.

Common House <> Path.

and finally, Coho Process Improved <> Worsened.

Most people went to the "improved" side. Andy had people talk about what's improved.

Colleen: The fact that we talked as a community was a relief.

April: Ooching has helped because it allows you to try things, more flexibility emotionally. More human way to resolve.

Val: Now we're making decisions without everyone having to sit in the same room.

Sole: Hot tub example — smaller group of people talking about a new idea.

Andy: Talk with anyone in SC if have concerns.

>BREAK<

Addendum to Sustenance Budget Presentation

Valery added to her original report by announcing that kids meal pricing is now in place. Now you can choose 25, 50 or 75% of the adult meal price for children.

2014-15 Maintenance Budget Presentation

Presenters: Bruce.

Purpose: Information and clarifying questions.

Supporting Documents:

Proposed 2014 -2105 Maintenance Reserve Budget 7.18.14.pdf

Reserve Budget and Actual Summary FY 13_14 7.17.14.xls

Presented document and explained. Went through each item. It's time to do another 5-yr maintenance review, so we budgeted some for that.

Questions & Comments:

Amaris: Where is heating repair for CH?

A: It was in the previous year. I have the part for the living room. Will install soon.

Peter: Asked for explanation of erosion of copper pipes due to oversize pump.

A: Cavitation. I wouldn't have believed it myself if I hadn't seen it.

Reserve Study Budget Reviewed

Presenters: Bruce.

Purpose: Information

Supporting Documents:

Reserve Study Review Schedule 2015.pdf

Reserve Study Review Schedule 2015.pptx

Time for another 5-yr reserve study. We're required by Oregon statute to have a plan and a reserve. Two docs are part of the plan — a report to identify assumptions, each item, details. Other part is spreadsheet providing calculations spreading out costs over 30 yrs to find out how to amortize the costs.

We've started reviewing existing plan. Creating list of action items for us and other teams.

Goal is to have draft document in September. See document for rest of schedule.

Questions & Comments:

Meta: Like that will consider questions from community. Concerned that may have to have more than one community discussion. I'd like the community to have more time.

A: Including community input in the part that says "revise documents."

Steering Council Member Selection

Presenters: Dennis.

Purpose: Selection.

Supporting Documents:

SC Job description.doc

CoHo Selection Process abbreviated-4.doc

Current SC members are Colleen, Stony, Elizabeth, Greg, Meta (rotating off), Andy (president/rotating off).

Term is 2 yrs and starts in Oct, but would like new member to start coming to meetings 2 months ahead of time.

Nomination round.

Appreciations round. People explained their nominations. Nominees gave their responses, explaining their ability or willingness to serve.

April indicated willingness to serve.

Change round. Andy indicated that would like to serve as SC member, but not president. However he really wanted April to be able to serve.

Dennis proposed selecting Andy, with April as provisional.

Dennis nominated Andy. April selected as provisional member.

This gives raises the current number of SC members to 6 + the president.

Consensus achieved.

Appreciations

Amaris: Susan for getting help with Dad. Nancy also.

Debby: Steve for being a good neighbor for taking down wind chime.

Andy:

Dennis for going along with my desire to monkey with the selection process.

Peter for explaining water.

Greg: Val for taking care of garden while away.

Dave D: All who found the open spigot on the water system.

Richard: Those who helped solve water problem.

Leela: ditto.

Dennis: All who helped welcome Ray (his father-in-law).

Sole: Kids who make adults play with them.

Jannelle: Andy for game day.

Steve: Those who voiced concern for Sarah who got burned out of house. Explained

his daughter’s family’s difficult situation with the fires and evacuations.

Closing & Adjournment

Meeting adjourned at ~6:30 pm.

Community Life Meeting Minutes / August 2014 / No Meeting

Business Meeting Minutes / August 17, 2014

Next Community Life Meeting: Wednesday, September 3, 2014, 6:00 pm

Next Business Meeting: Sunday, September 21, 4:30 pm

Directors Attending:	Community Residents Attending: Amaris F, Andy O, Anne A, April HC, Austin H, Bruce H, Jim L, Colleen D, Craig HC, Debby V, Elizabeth C, Jen Y, Jeremy G, Jude H, Juva D, Karen H, Leela D, Linda E, Meta H, Nancy B, Richard H, Rob D, Sabine M, Steve B, Susan H, Valerie H, Susie B, Xochil M
Associate members & Friends of Coho:	Visitors:
Facilitators: Richard Assistant: Leela	Scribe: Austin

Type of Quorum	Requires	Achieved?
Directors	60% of 30 or 18 to do business, and same quorum for vote	Yes
Unit Owners	60% of 68 or 41 at outset, and +50% of 68 upon vote or 35	No
CoHoTopia Directors	40% of 46 = 19	?

Recap of Decisions

HOA Decisions:

The following meeting minutes were provisionally approved by consensus, pending full HOA quorum:

July 20, 2014, Business Meeting.

Coho Board of Directors Decisions:

Officer selection:

Susie Bassett selected as Coho treasurer.

Colleen Dyrud selected as Coho president (chairperson).

Anne Arquette selected as Cohotopia Vice President.

Susan Hyne selected as Coho Secretary.

Budget approval:

2014–15 HOA budget approved by consensus.

Maintenance Reserve budget approved by consensus.

Sustenance budget approved by consensus.

Cohotopia Board of Directors Decisions:

None

Recap of Design Review Announcements:

10-day review up for the Hot Tub Club is done and no objections. Will be moving along with design.

Announcements

(including any design process or other community agreements)

April:

want more people to see this book [*held up NVC book*]. Basics class starting soon. Everyone who's had the basics class is welcome to take it again and help Andy and me lead.

Fall season subscription time for Wild Yeast Bakery. Passed forms around.

This is not my sock [*held up single sock*]. There are more socks on the lost and found rack. Please check for your stuff.

Asian Pears now ripe along Crystal Lake Dr. Green ribbons indicate open for harvest. Red tags being controlled for further ripening.

Bruce:

Couple of apple trees have red tags and are not yet ripe.

Doing short orchard tour after the meeting. See fruit on the trees. Fruit tasting.

Linda: Looking for new housemate.

Nancy: Essential tools for removing blackberries [*held up wicked-looking bladed tools*]. They can be removed. We can do it! Remove the existing plants, and we can be blackberry free!

Anne:

10-day review up for the Hot Tub Club is done and no objections. Will be moving along with design.

I had some laundry (jeans, towels, etc.) missing from the CH.

Sabine: One of our scooters is missing — orange, adult size.

Andy: Game day, Aug 30, everyone invited.

Bruce: Sent e-mail about using timers for irrigation. I can get you a timer and show you how to use it.

Preview Agenda & Quorum Check

Second version of Agenda okayed.

Quorum check — see above for results.

Opening

Presenters: Andy

Purpose: Connection

Supporting Documents:

None.

“Diary of a Sad Cat” (You-tube video).

Fall Wellness-Retreat Update

Presenters: Juva & Xochil

Purpose: Information.

Supporting Documents: None.

Fall retreat is Sept 6 & 7, Saturday and Sunday. If you want to go out to the campground Fri night, talk to Stony. Camp does not open till 3 or 4 on Friday. If you would like to play some games and some quiet time Friday, contact Richard. Need someone to do Saturday breakfast.

Our retreat starts at Richards Lodge (look for map to and of the camp via e-mail). At 8:30 am with Jody’s cinnamon rolls, boiled eggs, coffee & tea, and whatever you all might feel like donating and bring for us to snack on! Need someone to do Saturday breakfast. This meal comes out of the retreat budget, so you don’t have to sign up.

After breakfast the team will give a brief orientation to the camp and rules and plan for the day. David will give us a reminder of the trumpet calls.

Then the Steering Council will take us for a journey of celebration. Then about 10:30, we move to the parking lot to play Cops & Robbers. If you have suggestions to expand the rules to accommodate a wider range of mobility people, please talk with Richard.

Then lunch. Andy has taken on helping us have catered meals. If you have questions about what he is arranging, please talk with Andy. Andy and helpers will bring catered food. Look for email asking for preferences and signup info. Need volunteers to help pick up food. Sat lunch and dinner, and Sunday breakfast and lunch, will be on the meal program soon for you to sign up for.

Group picture at dining hall.

Looking for people to take the lead on setting up and cleaning up each meal.

Afternoon Sat free time. Swimming, 1:30-3:30 we will have lifeguard. This is also arts & crafts time. Linda will teach watercolor. Other craft things will be available.

Begin setting up for Sat dinner ~4:30, catered.

After cleanup, 6 or 6:30, campfire with marshmallows and stories. Then rock

ceremony — that's the stone sharing that Jude has talked about. Will be telling stories from camping experiences of the past, so start thinking of stories to tell.

Sunday morning, Jeremy's yummy breakfast @ 8:00.

9:00 am — cleanup of spaces you used.

10:15 am — The Lores tell their family stories.

11 – 12:00 — camp cleanup. Again we will seek leads for some areas.

Noon — lunch near Richards Lodge — catered.

1–3:00 — Break out the earth ball!

Coho Officer Selection

Presenters: Richard

Purpose: To select the following Coho officers for the 2014–15 term:

Secretary

Treasurer

Cohotopia VP

President.

Supporting Documents:

CoHo Selection Process abbreviated-4 (2).doc

JobDescription_President.pdf

JobDescription_Secretary.pdf

JobDescription_Treasurer.pdf

JobDescription_VP_CoHoTopia.pdf

NOTE: These are all Board of Director's decisions.

Treasurer

Job description reviewed. Susie Bassett volunteered to continue as treasurer. All consented. Susie selected as treasurer.

President (Chairperson)

Job description reviewed. April asked if the president had the ability to delegate responsibilities such as agenda. Answer, yes.

Colleen self-nominated.

Richard asked if anyone else wanted to self-nominate or had a niggle about Colleen. No one objected. Andy spoke in support of Colleen's nomination.

April asked for a more detailed self-nomination. Colleen referred everyone to her message to CohoList, dated Aug 7, 2014. The message text is reproduced below:

I am willing to step forward as a potential President nominee. I am very

excited about the initiatives the current Steering Council has started and would like to continue working on them, with the goal of strengthening our community while providing more ease for us all and reasons to celebrate our lives together.

I would need to have a conversation with my HUB liaison regarding other duties I currently have in CoHo in order to not have the additional responsibilities push me over sanity's edge - just a small niggle on my part . . .

Colleen

Bruce spoke in favor of Colleen's experience on the SC.

All consented. Colleen Dyrud selected as Coho president.

Cohotopia VP

Job description reviewed. Anne agreed to continue in the role. Andy spoke in favor of Anne's nomination, said she was helpful in helping form a club. Anne nominated, all consented. Anne Arquette selected as Cohotopia Vice President.

Secretary

Job description reviewed. Nomination round with slips of paper. Those nominated stated their willingness, or lack thereof, for accepting the role. Susan got the most nominations; she said she would only take minutes for business meetings, not Community Life meetings. Jeremy suggested that the team doing the presentation at each CL meeting be responsible for taking notes. Colleen noted that other background stuff has to be done in relation to the minutes. Richard wondered if Jim (who had been nominated) would be willing to take notes... Further discussion about various possibilities.

Richard suggested that Susan be selected only for all responsibilities except CL meetings. And we will discuss how to handle CL meetings at a later date.

Richard nominated Susan. All concurred. Susan Hyne selected as Coho Secretary by consensus.

>BREAK<

Approval of FY 2014–15 Budget

Presenters: Craig.

Purpose: Consensus

Supporting Documents:

2014-15 Proposed Budgetv3.xls

Proposed+2014+-2105+Maintenance+Reserve+Budget+7.18.14.pdf

Sustenance Team Proposed 2014-2015 Budget.xls

NOTE: Approval of budgets is a Board of Director's decision.

The proposed HOA budget is the work of teams preparing their budget, the project subgroup and its recommendations from two meetings, the budget work session group and its discussion, the attendees from the last business meeting, and the many community members throughout the budgeting process.

The following three budgets are up for approval and adoption:

- HOA
- Maint Reserve.
- Sustenance.

HOA Budget

Reviewed HOA budget. Budget is almost balanced and close enough for no concern.

Questions: No questions.

Approval: 2014–15 HOA budget approved by consensus.

Maintenance Reserve Budget

Bruce explained recent changes to the budget due to pricing of need to purchase circulation pumps for the building water-heating systems.

Questions:

Jeremy asked about tree maintenance. Bruce said it's not in this budget, but may be able to cover with carryover from previous year.

Meta asked how many buildings would the be covered by the pump replacement. Bruce said 9.

Approval: Maintenance Reserve budget approved by consensus.

Sustenance Budget

Valery explained Sustenance budget.

No questions.

Approval: Sustenance budget approved by consensus.

Approval of Minutes

The following meeting minutes were provisionally approved by consensus, pending full HOA quorum:

July 20, 2014, Business Meeting

Appreciations

Richard: Nancy for hacking back blackberries.

Colleen: People on Steering Council who committed to show up and feel energized.

Debby:

Jessica for weekend.

Ted for getting me on a boat.

April: Those on Southtown bakery delivery team.

Susie: Craig and Jen for keeping the finance team going during Summer.

Amaris:

Susie and Loyal for River Relay.

Loyal for helping with sea kayak.

Valery:

Retreat Team for effort with retreat, especially the new meal idea.

Community for making the meal program work. It's the glue for our community.

Leela:

Juva and Xochil for contributing soaker hoses for the bed and raspberries.

All who I've talked to about flea beetles.

Andy: Those who helped with Hot Tub Club.

Jeremy:

Whoever put the grapes up on the CH.

Jessica and Skya for taking care of cat.

Amaris: Susan and Leela for filling in for taking attendance.

Jim: Susan and Anne for help with cats.

Closing & Adjournment

Meeting adjourned at ~6:09 pm.

Community Life Meeting Minutes / September 2014 / No Meeting

Business Meeting Minutes / September 21, 2014

Next Community Life Meeting: Wednesday, October 1, 2014, 6:00 pm

Next Business Meeting: Sunday, October 19, 4:30 pm

Directors Attending: Amy B., Andy O., Anne A., April H., Austin H., Colleen D., Dave D., Debby V., Dennis C., Elizabeth C., Jen Y., Jeremy G., Jim L., Jodi C., Karen H., Meta H., Nancy B., Sergio D., Steve B., Susan H., Ted W.	Community Residents Attending: Greg C., Juva D., Leela D., Meredith W., Sole C., Stacey O., Valerie H., Mike V., Amy B., Andy O., Anne A., April H., Austin H., Colleen D., Dave D., Debby V., Dennis C., Elizabeth C., Jen Y., Jeremy G., Jim L., Jodi C., Karen H., Meta H., Nancy B., Sergio D., Steve B., Susan H., Ted W.
Associate members & Friends of Coho: Carrie Kart, Stony Lohr	Visitors: None.
Facilitators: Valery Assistant:	Scribe: Austin

Type of Quorum	Requires	Achieved?
Directors	60% of 30 or 18 to do business, and same quorum for vote	Yes
Unit Owners	60% of 68 or 41 at outset, and +50% of 68 upon vote or 35	No
CoHoTopia Directors	40% of 46 = 19	Yes

Recap of Decisions

HOA Decisions:

The following meeting minutes were provisionally approved by consensus, pending full HOA quorum:

July 20, 2014, Business Meeting (provisionally approved in August pending quorum)

August 17, 2014, Business Meeting (provisionally approved today pending quorum)

Craig Hall-Cutting and Sabine Monn selected as Mediation Team members, pending approval with Quorum.

Jim Lunsford selected as assistant Secretary, pending approval with Quorum.

Coho Board of Directors Decisions:

None.

Cohotopia Board of Directors Decisions:

None

Recap of Design Review Announcements:

10-day review for hot tub is finished.

Announcements

(including any design process or other community agreements)

Andy: Wednesday is my birthday. Hang out at end of path and clear ground for hot tub. 5:30 pm.

Jodi: Who can think of all the different things Andy has done for his birthday? We came up with 6.

Steve: Oct 3 — next talent show.

April: This is not my shirt. Other stuff on the lost and found rack needs to find owners.

Karen: Hope everyone has enrolled in the nature-scaping class we are having here at Coho, first 3 Tuesdays in Oct. Everyone from Coho who attends will have a generous discount for the cost of the class. [For more info, see her Sept. 10 e-mail to Coho Chat.]

April: Free junk in atrium is no longer needed in kitchen.

Colleen: Will post things celebrated at retreat on wall for adding things. Please add team, if missing.

Dave D: Who's taking attendance? I am!

Jeremy: Please stick around to welcome Gareth and Carry after meeting.

Andy: 10-day review for hot tub is finished.

Jodi: Will be going out of town a few times in October. Will be asking if anyone would come over in morning to see kids off to school.

Nancy/Towhee: Biking to see migrating swifts swirl into chimney, Leaving here at 6:30 tonight.

Jeremy: Sustainability team is looking for new member.

Nancy/Towhee: Appreciate people who put stuff in free box. Sometimes stuff is broken; please make note if broken.

Karen: Bulletin board in atrium is overflowing. It's only for 1-week announcements. Will put extra stuff that doesn't go there anymore on the hallway bulletin board.

April: Moved a few things around in the laundry room. May use Coho washing stuff (detergent, etc.) for CH use. Questions, talk to me.

Stacey: No longer leading kids club on Mondays.

Juva: Work party today got compost stuff done. Got one of the wood things under the Heritage Homestead. Blackberries removed. John Ross removed stump from CH circle and found old broken water pipe.

Opening

No opening.

Preview Agenda & Quorum Check

Agenda okay.

Quorum check — see above for results.

Wellness Retreat Feedback Session

Presenters: Dennis

Purpose: Information

Supporting Documents: None.

Continuous improvement and some information about this year's retreat for future planning

Popcorned responses to questions that he'd sent out earlier:

What Liked

Andy: Sharing, canoeing.

Greg: Liked the boats and swimming. Appreciated flexibility.

Jodi: Water. Loved the whole scene with the henna.

Celebration

April: We forget what we've accomplished.

Stacey: Confetti engaged children.

Sole: Cops and robbers.

Afternoon activities

Austin: Liked learning skills from others – knots with David, box construction with Susan.

Stone story sharing

Greg: Love hearing people's stories.

Nancy/Towhee: Twinkle for all.

Jodi: Love tradition.

Lohr's Story

Andy: Love hearing people's stories.

Catered food

Andy: Lots of work for some.

Mike: I cannot be heard at the table where I ate. Would appreciate quiet area.

Stony: Reduced amount of work.

Anne: Some wanted more to eat. Maybe more calorie-dense snacks.

April: Didn't know could have ordered other stuff from Laughing Planet menu.

Jodi: Gave us more time to play.

Jeremy: Seemed simpler. Loved that we bought people's time with money — except for certain individuals — grateful.

Andy's reply: Laughing Planet was more difficult than the other restaurants to deal with. More organizational skills needed.

April: Just bring a food cart so can go down aisle delivering food to tables.

Someone (maybe Jeremy): It was lots of work for some.

Breakfasts at Richard's Lodge

Jeremy: Cooking breakfast went well for me at Richard's Lodge.

April: I brought Coho dishes back here and did them here. Less clutter than before.

Stony: Richard's kitchen will be remodeled this fall.

Suggestions

If you have a suggestion or something you'd like done differently.

Jeremy: Sharing skills was neat.

Jodi: Needed one person to be in charge of Richard's Lodge at the end.

Review GCE to Remind Community and Gain Input

Presenters: Steering Council: Andy

Purpose: Information

Supporting Documents: None.

Have been talking about common spaces in SC (GCE & LCE). Realizing how we use our spaces is a larger discussion. I sent out an e-mail [inserted below]:

=====

Subject: discussion starter for today's meeting
 Date: Sun, 21 Sep 2014 08:13:55 -0700
 From: Andy Olstad
 To: CoHoList coholist@yahoogroups.com
 Hello Neighbors!

Today we (steering council) will be asking you to share in an initial discussion around shared spaces (GCE and LCE) at Coho. We think we may want to modify our current approach and practices (possibly policies) around shared spaces at Coho. We have been working on this in steering council and are confident that it's a bigger issue than just our group, so we want to check in with folks and get a sense of where we are as a community.

Please read below and prepare (my regrets for my lateness) or else come prepared to participate spontaneously.

Thanks,
Andy

Framing:

Let's start by remembering why we have policies around our shared spaces (GCE, LCE) in the first place: to promote connection, to live together more wonderfully and harmoniously.

Background:

working definitions of LCE (limited common element, more under your control), GCE (general common element, shared).

which private uses/structures are currently on GCE:

- Karen/Sue shed
- A portion of the Wades' deck
- A portion of the Herveys' shed
- A portion of Ami's side yard
- A portion of Nancy's back yard
- A portion of the Craven/Colemans' back yard.
- Susan's screened porch
- Susan's plantings & urbanite bench4
- Anne's screened porch
- others?

what policies now exist? how are they being implemented?

- Land Use Policy: explicitly states no transfer
- Design Review Form: says use will be revoked only if coho consents to a better use

what has SC been doing?

- we've been talking about the issue and our values
- we think this is a larger discussion than just the steering council
- we want larger community input (and perhaps eventually decision)
- we want to begin from a place of compassion for one another, remembering that we have these structures in order to build community

Request for today:

Please think about this issue. What is alive for you? We will break into small groups, then share out our ideas.

=====

Some sheds and yards and benches and other things now extend into community space. Use of GCE can't be sold or transferred. How do we feel about these uses?

What are we hoping to see in the future?

Andy asked everyone to break into small groups and discuss this.

Sole asked for definitions of LCEs and GCEs.

Decided for a break so can start talking and look at drawing.

BREAK

Andy noted that a large discussion group formed during the break.

Valery expressed concern that this conversation was too big for the amount of time available.

Andy said that SC has gained a lot of good input on this subject.

Stony: The goal today is not to come up with a policy, but just to hear people.

Juva: A lot of people have energy about this topic. Fear?

Greg: Wondering if quick sharing of opinions would be useful. Val concerned about time, but wants everyone to be able to share.

April: I'd enjoy hearing some, at least.

Val decided to have a quick comment round.

Comments:

Ted: In thinking about this in the past, thought it would be more interesting to have much larger LCEs and less GCE. Perhaps belonging to the whole building.

Sergio: Concerned that small amount LCE vs GCE creates a lot of overhead process. Could we redefine the way these things are done building by building? Solidifying a new process that may or may not work concerns me.

Stacey: Worried about abandoning process, we still need to be talking, and not just with our building group, coordinate with others.

Val: Sad that we can't continue right now. Hope people send comments to Stony or anyone on SC.

Something From Dennis:

As we consider shared spaces, it is good to remember there are different levels here:

ByLaws are a legal document and changes would require legal changes (think lawyer's \$) and a very high level of agreement in CoHo.

Policies (and guidelines) are just as official, but can be more easily adjusted or changed. Still would need consensus. Just time involved, no apparent financial costs.

Cultural agreements are just that...still as real, but more like jello and subject to interpretation.

Garden Shed Project

Presenters: Ted

Purpose: Request for time extension to the garden shed project in order to use funds budgeted for 2013-14; in the 2014-15 fiscal year. Information for planned consensus in October.

Supporting Documents:

Garden Shed Project Update rev 1.pdf

Decided to timber frame the shed. Timber framing workshop. Need more time to make it happen. Want to move funding to next fiscal year.

Questions:

Meta: Could you send a picture of timber framing.

Ted: Look up timber frame barn on internet.

Meredith: Budget remains the same — just moving this to next yr?

Ted: Yes.

Nancy: Do we have the wood?

Ted: No, need to use green wood so it can cure in place.

Andy: Are there other projects that could lose their money before they spend?

Mike: What are the advantages of timber framing over stick framing?

Ted: More fun. Would have to limit the number of people participating.

Chaco Luv Update on Different Areas

Presenters: Susan

Purpose: Information

Supporting Documents: None.

Area Updates:

Area 1, Patio and circle:

An 8-day review was reviewed by GAT and shared with the community. When the review is completed, plants for outside of circle will be purchased and planted at the October full-day work-party. GAT will fund some of the new plants; we may need donations for some of the additional plants.

The team has been keeping the patio set up for easy, more frequent gathering; this seems to be working. They are open to using shade cloth instead of only grapes-on-trellis shading under the proposed cover.

As part of the budgeting process, \$3,000 was set aside toward the cost of the patio cover.

Area 2, Between CH and Bldg 9:

The asphalt removal and framing for the new path between the CH and Building Nine will begin this Wednesday Sept 24! The area will be closed; please go through the CH or parking lot entryway. The oval archway has been ordered from Garden Gallery Iron Works in Hubbard. Michael Riccatelli and Ron Hall Concrete are doing the path.

May have a grand opening celebration with ribbon cutting, parade, music, dance, thank you notes, food, bubbles, etc...

As part of the budgeting process, this project received \$3,800 in funding.

Area 3, Crystal Lake West Entrance:

The grape arbor has created a wonderful hanging out spot on the west side. It is great for visiting, reading, nibbling grapes, and chatting with neighbors as they walk by.

To assist visitors, a doorbell has been added and a sign posted.

Area 4, Northside Picnic & Trash:

An ooch is underway to verify the area at the end of the workshop building is workable as a new trash/recycling area. As part of the budgeting process, the trash project received \$4,350 in funding.

In the grassy area to the north of the common house, a border garden may be mulched now so it is for ready for rototilling and planting when rains come.

Area 5, north entrance:

A toy storage structure was approved last year and a review is now in process.

Next Meeting

NEXT CHACO LUV MEETING: Tuesday, September 30, 1-2:30, CH Living room

Questions:

Stony: Patio covering material?

A: Still undefined.

Selection of 2 Mediation Team Members

Presenters: Facilitators

Purpose: Consensus.

Supporting Documents:

CPR Job Description .pdf

Stacey spoke: Craig, Janelle, Karen, Stacey, and Rob are current members. Craig and Rob are leaving.

Nomination process ensued. People explained their nomination. Facilitator suggested Craig. All concurred.

Another nomination round followed. People explained their nomination. Facilitator suggested Sabine.

Dennis concerned because Sabine rarely attends meetings. Also not sure that her NVC skills are sufficient. Others replied that she had been working enthusiastically on NVC.

Everyone concurred, pending her approval. Susan said it would be good to have a conversation with her about concerns about her participation in meetings.

Both selections are contingent on approval with HOA quorum.

Approval of Minutes

The following Coho meeting minutes were submitted for approval:

July 20, 2014, Business Meeting (provisionally approved in August pending quorum)

August 17, 2014, Business Meeting (provisionally approved today pending quorum)

Approval of Jim L. as Assistant Secretary

All concurred. Jim Lunsford selected as assistant Secretary, pending approval with HOA quorum.

Appreciations

Susan: To our current secretary for 3 yrs.

Andy:

I've facilitated other groups, and this is the only one where...

Dave K and Loyal B. for lending me shoes to run home from the retreat.

Jeremy: GAT green thumb award to April and Sole for new plantings.

Dennis:

Jodi for lending coffee grinder.

SC for bringing a difficult issue to us and getting it on the table.

April: Challenges in the community about sharing the kitchen while people were canning and bakery. Like that we work it out.

Stacey: Have handled a number of potlucks and tours, and people think it's [Coho] a neat place.

April: Everyone who helped us while we were away. It was lovely to be able to leave and know that everything was going to be fine.

Colleen: Wellness Retreat Team — most retreat fun I've ever had.

Jeremy: Elizabeth and Dave for henna.

Andy: People who participated in game day.

Jeremy: Announcement: Welcome ceremony will be in CH living room.

Closing & Adjournment

Meeting adjourned at ~6:30 pm.

Community Life Meeting Minutes / October 1, 2014

To be inserted by Jim

Business Meeting Minutes / October 19, 2014 CoHo Business Meeting Minutes Sunday, October 19, 2014

Next Community Life Meeting: Wednesday, November 5, 2014, 6:00 pm

Next Business Meeting: Sunday, November 16, 2014, 4:30 pm

Directors Attending	Amaris F., Andy O., Anne A., April H., Austin H., Colleen D., Dave D., Debby V., Dennis C., Elizabeth C., Jeremy G., Jim L., Jodi C., Josh S., Karen H., Meta H., Nancy B., Peter E., Richard H., Sergio D., Steve B., Susan H., Susie B., Ted W., Xochil M.,
Unit Owners Attending	Amaris F., Andy O., Anne A., April H., Ariel G., Austin H., Bruce H., Colleen D., Craig H., Dave D., David K., Debby V., Dennis C., Elizabeth C., Greg C., Jeremy G., Jim L., Jodi C., Josh S., Juva D., Karen H., Leela D., Loyal B., Meta H., Nancy B., Peter E., Richard H., Rob D., Sabine M., Sergio D., Sole C., Stacey O., Steve B., Susan H., Susie B., Ted W., Valerie H., Xochil M.,
Associate Members & Friends of CoHo	Stony L., Carrie K.,
Visitors	Ernie, Beth, Becky, Billy (Craig's family), Jeremy's mom
Others	Alex, Aria, Caleb, Katie, Lily, Mason, Mike, more kids, Raine, Ray D., Rollie F., Shoshana, Skya

Facilitator	Carrie
Assistant Facilitator	Richard
Secretary	Susan

Type of Quorum	Requires	Achieved?
Directors	60% of 30 or 18 to do business, and same quorum for vote	Yes
Unit Owners	60% of 68 or 41 at outset, and +50% of 68 upon vote or 35	Yes
CoHoTopia Directors	40% of 46 = 19	Yes

Recap of Decisions

HOA Decisions

The following meeting minutes were approved by consensus:

- ¥ July 20, 2014, Business Meeting
- ¥ August 17, 2014, Business Meeting
- ¥ September 21, 2014 Business Meeting

Sabine was selected as a member of the Mediation Team.

Funding for the approved garden shed is extended into the 2014-2015 fiscal year.

CoHo Board of Directors Decisions

None

CoHotopia Board of Directors Decisions

None

Design Review Announcements

None

Announcements

April: Introduced visitors Ernie and Beth Cutting (Craig's brother and wife), Becky and Billy (Craig's sister and husband)

David K: HRV filters are scheduled to be changed at October 26th full-day work party; sign-up sheet being passed around re: access to your unit

Sergio: Happy Birthday (TODAY) to Aritz and Bruce!!!

Ami: Update from CHACO LUV...prioritizing our next projects, working on recycling area, accepting comments for recycling area ooch, coordinating plantings at work party, pursuing fundraising ideas

Karen: Madeline's books are available in the lobby for one week

Ted: There will be an adults-only dance party on Saturday, November 15th from 8pm to midnight. Open to CoHoots, but NOT everyone in Corvallis. Dress funky. Loyal is masterminding a fun kid thing that evening.

David D.: Is considering extending back deck over to his shed; contact him with questions.

Andy: If you'd like to add your handprint to the trike storage barn, come to the October 26th work party and bring your hands

Richard: Check out Monday's city council meeting at 6:30pm for list of companies to invest in

Susie: Finance Team reminds CoHoots of October 31st deadline to submit paperwork for expenses incurred by or before Sept 30th (or you won't get paid)

April: New tradition--lost & found items will be displayed at each community meeting

April: Nov/Dec bread season is approaching -- find Wild Yeast CSB forms in entryway

Stony: After today's meeting, there will be a kindergarten ceremony for Arbor

Leela: Leela and Austin have donated a new "Baby Blue" wheelbarrow to the CoHo fleet. It is available for use, but they will retain ownership.

Xochil: Day of the Dead gatherings on November 2--4pm burning (if it is not raining) and 5pm potluck

Nancy: 3 more bins of compost available; 1 may be saved for CH circle planting

Ami: Circle of people celebrating life changes may be combined with Xochil's gathering or be a separate event

Ami: Is willing to pay CoHoots for Opa help, with payments going to CHACO LUV projects

Ami: Sharing Circle for Ami is set for November 7th from 6:30 to 8:30pm

Ami: Needs some furnishings to move Opa into her unit; see her list

Opening

CoHo celebrated our 7th birthday (living on-site) with popcorn, beverages, and several slideshows of life at CoHo, brought to us by Jodi. Children have grown a lot; adults look just as youthful as ever.

Preview Agenda & Quorum Check

Agenda okay.
 Quorum check — see above for results.

Selection for Mediation Team

Sabine is willing to join the Mediation Team. She needs childcare coverage.

Responding Supportively

Presenters: April

Purpose: Information

Supporting Documents: 3 Steps for Responding Supportively.doc

This topic is a follow-up from the March Transformation Conversation on process. Three steps for responding to design reviews, policies, proposals, and other dreams/goals/plans were suggested.

1) Here's what I like about your dream or goal.	<i>Honoring the person</i>
2) Here's an idea to make <u>your plans</u> for your dream or goal even better.	<i>Honoring the dream while improving the plan</i>
3) Here's the part of your plan I would change – would this work for you?	<i>Asking for a change in the plan</i>

Poster of the three steps has been posted in the CH dining room.

“It takes a lot of courage to show your dreams to someone else.”

— Erma Bombeck

“Tread softly because you tread on my dreams.”

— W.B. Yeats, *The Wind Among the Reeds*

Hot Tub Update

Presenters: Andy

Purpose: Information

Supporting Documents: Hot Tub Club Draft-with Aria.doc; slideshow (no file available for posting in Tiki)

Andy shared a slideshow (created by April) of hot tub deck construction and hot tub installation. A list of (colorful) guidelines was shared (also sent separately by email).

Overview:

- There is an official CoHoTopia Hot Tub Club (say that fast 13 times in a row!)
- About 30 people helped with the project.
- Used hot tub cost \$400; purchased with private donations.
- Deep, deep trenches have been dug for underground electrical conduit; installation expected in next 10 days.
- Insurance is lined up.
- Chemicals being purchased.
- Hot tub may be ready for use by end of month.
- Members buy shares (26 so far). Projected cost is less than \$100 per share/year. Folks can join later and pay prorated share.
- \$\$\$ will cover chemicals, repairs/maintenance, electricity.
- Use is open to hot tub club members and their guests.
- Officers: Joey (energetic guru), Aria (public face), Andy (tech), Amaris (bookkeeper)

Questions: The hot tub is on GCE, but not necessarily open to all. Does that fit our community value of not excluding people? Would some people be excluded because of cost?

Response: Comparisons with workshop were made--some similarities, some differences (we all pay for workshop via HOA dues; we are not all required to pay for the hot tub). Anyone can come as a guest of a hot tub club member. Goal is to increase safety, address liability by having keys limited to Hot Tub Club members who are well informed of procedures. If cost of shares is an issue, we can explore options.

Garden Shed Funding Extension

Presenters: Ted

Purpose: Consensus

Supporting Documents: Garden Shed Project Update rev 1.pdf

As discussed at the September business meeting, the folks planning the garden shed construction would like to extend funding for the project into the 2014-2015 fiscal year. A timber-frame building is planned, with construction set to begin in the spring via a special workshop coordinated by Scott McClure.

Question: Can lay people come to the timber-framing workshop?

Response: Scott McClure will be in charge; participants (probably a dozen) will pay Scott a fee for the workshop and will bring a certain level of skill and tools. Watchers are welcome. Scott gets a workshop; CoHo gets a shed.

Question: Clarification--garden shed vs lawn mower shed?

Response: Garden shed will be erected in garden area and provide storage for rototiller and gardening equipment; it has been funded as a miscellaneous project. Lawn mower shed will be constructed at end of bike barn and provide storage for lawn mowers and other equipment; it has been funded by donations.

Question: How will timing of multiple construction projects be handled? What role do Ted/Bruce want to have in each project?

Response: We may hire contractors for some projects so Ted/Bruce don't have to design/build everything.

Appreciations

Loyal: To April for screenshot background of winter scenes

Susie: Kimdons for putting up with us at events and pushing through the hot tub

Debby: Anne -- taking care of eggs, mail and ??? while we were gone

Stony: Anne -- for loaning cat carrier; Karen -- for capturing cat;

Jeremy -- for providing kid management

Austin: Richard for enlightening me on measure 90 re: primaries

Ami: Help with transition, move, hugs; Anne, Juva, Judy, Jim

Karen: BIG appreciation for Nancy's leadership in composting area -- she is amazing

Sabine: Meta for marimba classes

Stacey: Dave D. for help with several construction projects --- good with tools and patient with kids

Andy: 36 people who directly helped build and transport hot tub and deck; others for money, thoughts, well wishes

David K.: bringing Bella back when she gets out; special appreciation to Shoshana for saving Bella twice in one day (second rescue was at 9pm--averting what would have been her first long, cold, lonely night outside)

Stacey: somebody cleaned up the shop, and cut her board, and delivered it to her door

Beth (visitor): To CoHo for living out our principles and values and showing how it can be done

Susie: To all those who cared for our bunnies (Sabine, Karen, Kimdons--these are the helpers, not the bunnies) to give us flexibility as pet owners

David K: To mystery person who hung up our laundry to dry; we forgot about it until two days later

Carrie: To everyone for having upcoming 50th birthday bash here at CoHo; fabulous slideshows ala Jodi; and being an entertaining site during construction (including the opportunity to sit in very large construction vehicles)

Andy: Katie and Shoshana for volunteering to help change HRV filters

April: Sole for work on path between CH and building 2; watch for a parade/spiderweb breaking/grand opening on Halloween day

Closing & Adjournment

Meeting adjourned at ~6:00 pm (followed by Arbor's kindergarten ceremony)

Community Life Meeting Minutes / November 5, 2014

CoHo Community Life Minutes

Wednesday, November 5th, 2014

Next **Community Life** Meeting: December 3, 2014, 6:00 PM

Next **Business** Meeting: Sunday, December 21, 2014, 4:30 PM

Community Residents Attending: Mike Volpe, Meta Hough, April Hall Cutting, Dennis Clark, Colleen Dyrud, Craig Hall Cutting, Nancy Baumeister, Andy Olstad, Amy Meyer, Steve Brown, Austin Hallock, Richard Hervey, Anne Arquette, Susan Hynes, Linda Edwards, Susie Bassett, Dave Demaree, Karen Heilesen. Greg Coleman, Debby Vajda.

Facilitators: April Hall Cutting and Colleen Dyrud. Scribe: Jim Lunsford.

Diversity Discussion #2

1. Goals: Colleen announced the following key goals of today's diversity discussion:

- To learn more about ourselves and each other.
- To recognize, nurture and honor each one of us a unique, complex individual.
- To appreciate our differences as strengths we contribute to our community.
- To better utilize the wonderful talents, skills, and abilities present in CoHo to enrich our lives and accomplish our community goals.

Colleen reviewed the idea of the diversity wheel (June 4th CL meeting) which shows how complex and unique we each are with our individual personalities and experiences.

2. Presentation: April Hall Cutting took the floor, asking those in attendance to participate in a **Leadership/Interaction Styles (LIS)** exercise. This exercise was gleaned from the book *Equipped for Every Day Good Work* (Chapter 3) by Dan R. Dick and Barbara Miller

Diversity exercises. April drew a diagram on the floor, describing the intersection of leadership styles of behavior. The diagram was divided into four quadrants indicating primary behavioral characteristics: *Thinker, Pleaser, Director, Dreamer*. These characteristics were separated by intersecting lines at the ends of which were written *Ask, Task, Tell, People*, the manners in which the four leadership styles communicated information. The audience placed themselves in the quadrants which they felt most closely described who they were. Some people straddled lines. April then explained that under stress leaders choose behavioral styles in other quadrants to facilitate communication. When it works this reduces stress and tension and enables us to be, live, and work together harmoniously.

A Director, for example, would cross the "behavioral frontier" into that of the Pleaser when his/her particular style didn't work. As a Pleaser he might try sweet talking people

resistant to his leadership style. All the participants crossed boundaries while April explained reasons for their particular movements. At the end she referred to the flip side of the LIS handout which contained a list of behaviors which leaders might employ to harmonize themselves with different leadership styles. She emphasized that the leadership characteristics were flexible and not rigid and that all of us exhibit them to some degree or other. Co-hooters were spread throughout the spectrum of leadership behaviors. She also emphasized that good leaders know their weaknesses and strengths. Participants were encouraged to imagine themselves under stress and note which quadrants provided resolution to their behavioral needs.

Announcements

1. Karen informed cohorts that there would be no **Naturescaping** class at CoHo until next February due to lack of sufficient participation to cover expenses. She mentioned that the cost of attendance for cohorts might increase to cover some of the expense, but would still be considerably cheaper than full cost.
2. Nancy wondered what could be done about the pile up at the free box in the laundry room.
3. Nancy said that there is still compost available for the taking.
4. Dave would like to extend his deck from the back door of his apartment to his shed.
5. Richard advised residents to watch out for the Wild West show of 2nd Amendment lunatics [my words] armed and stalking around town seemingly looking for publicity for their cause. He thinks it would be most wise not to engage with them in argument if any of us were to cross paths with the gunslingers.
6. Andy mentioned that a game day is in the near future.
7. Colleen announced that food donation bags would be left on residents' door knobs. The bags would be collected soon.
8. Linda announced that there would be an Art Walk from 11:00 to 4:00 this Sunday.

Meeting began at 6:00 PM and concluded at 7:30 PM.

Business Meeting Minutes / November 16, 2014

CoHo Business Meeting Minutes Sunday, November 16, 2014

Next Community Life Meeting: Wednesday, December 3, 2014, 6:00 pm

Next Business Meeting: Sunday, January 18, 2015, 4:30 pm

Directors Attending (counts for quorum)	Amaris F., Amy B., Andy O., Anne A., April H., Austin H., Colleen D., Debby V., Dennis C., Jeremy G., Jim L., Jodi C., Joey K., Jude H., Karen H., Linda E., Meta H., Nancy B., Richard H., Steve B., Susan H., Susie B.,
Unit Owners Attending (counts for quorum)	Amaris F., Amy B., Andy O., Anne A., April H., Austin H., Bruce H., Colleen D., David K., Debby V., Dennis C., Greg C., Jeremy G., Jim L., Jodi C., Joey K., Jude H., Karen H., Leela D., Linda E., Loyal B., Meta H., Nancy B., Richard H., Sabine M., Stacey O., Steve B., Susan H., Susie B.,
Associate Members & Friends of CoHo	Janelle L., John R.
Visitors	
Others	
Facilitator	Leela
Assistant Facilitator	Dennis
Secretary	Susan

Type of Quorum	Requires	Achieved?
Directors	60% of 30 or 18 to do business, and same quorum for vote	Yes
Unit Owners	60% of 68 or 41 at outset, and +50% of 68 upon vote or 35	Yes
CoHoTopia Directors	40% of 46 = 19	Yes

Recap of Decisions

HOA Decisions

The following meeting minutes were approved by consensus:

¥ October 19, 2014 Business Meeting

Amaris was selected as a member of the Mediation Team.

The path between Buildings 5 and 6 was given "green light" status.

CoHo Board of Directors Decisions

None

CoHotopia Board of Directors Decisions

None

Design Review Announcements

The design review for the recycle area has been completed.

Announcements

Susan: Two Guest Head Chefs (Misha and Andrea) are cooking the meal on Thursday, November 20th. Join us for Yumms!

Susan: Help keep Humane Society animals warm and cozy--come to the Saturday, November 29th sewing bee to make flax pillow "warmies." Basic sewing skills helpful but not necessary.

Colleen: Meeting moratorium is from December 15th, 2014 through January 5th, 2015

Colleen: Topic for Wednesday, December 3rd community life meeting is Dreaming in Color.

Debby: There will be a Sharing Circle for Amaris on Monday from 6:30 to 8:30pm.

Debby: AHIC annual appeal notes will be appearing on our doors soon.

Karen: Madeline's books were taken to "No Garbage Books" in Albany. CoHo now has a \$46 credit.

Karen: The "Welcome Madeline" book that was given to Madeline when she moved in is now a CoHo library book; it features photos and profiles of CoHo kids.

Bruce: Would LOVE a leaf pile close to the garden. Please direct Friday deliveries to the area at the end of the fire road.

April: Take a persimmon or two and let them fully ripen/soften (the consistency of soft jelly) before eating. More will be harvested later.

Amaris: If you'd like 5:30pm dinner (creamed spinach, dal and rice) before Monday's Sharing Circle, contact Amaris. Goal of Sharing Circle is to summarize changes in Amaris' life in last 1 1/2 years and also hear from others about their lives.

Colleen: Steering Council will "ooch" ad hoc response teams to follow up on issues. Contact Colleen if you are interested in being on

an ADRT re: GCE/LCE. Colleen will also send email with more info.

Debby: Debby will be sending weekly CoHo calendar. Be alert that changes announced via email won't necessarily reach Debby in a timely manner, so make changes on calendars yourselves.

Debby: Support AHIC when you shop at Amazon or Fred Meyer. Contact Debby for the secret.

Jeremy: If you trim and haul debris to the northside area, use the smaller pile behind the tree; the main pile is maxed out.

Jodie: Katie and Alex are auditioning for Music Man tomorrow.

Bruce: A contractor will build the new recycle area in the next few weeks.

Andy: Be looking for details about a "9th night shindig" on Friday, January 3rd.

Amaris: Has Madeline's ornaments; some have CoHo names on them. Reclaim if desired.

Amaris: Donate money to CoHo projects and get onions from Ami's farm.

Amaris: Please post paper copies of design reviews on bulletin board in laundry room.

Opening

1-minute laughing meditation (ala Leela)

Preview Agenda & Quorum Check

Agenda okay.

Quorum check — see above for results.

Training for Landscape Equipment Safety

Presenters: Jim

Purpose: Information/Input

Supporting Documents: None (see Jim's email)

Why clean tools?

Longevity, better to work with next time, keeps Bike Barn from getting so dirty, metal rusts, safety, identify with tools, more sustainable

With each use...

Wash off tool (use hose or bucket of rain water)

Scrape off tool using wire brush tethered to wall

Dip in bucket of oiled sand

As needed...

Apply linseed oil (per Richard, lemon oil is another option because linseed oil stays tacky)

Sharpen edges with mill file

Last step...

Put tool away

Reminder:

Clean up at end of work parties--like doing the dishes after dinner.

Look for Jim's email from Virginia extension on tool maintenance

<http://pubs.ext.vt.edu/BSE/BSE-51/BSE-51NP-PDF.pdf>

Tips...

- Tools come in different sizes. Use right size of tool for the job and your body build.
- When pruning poison oak, clean pruners at the end of the day with soap or citrus solvent and tepid water (wear disposable gloves).

Jim will provide all supplies for cleaning and tool maintenance.

Additional requests--post instructions and the 6-page pdf file on tool maintenance in the tool-cleaning area.

Clarification questions:

Are we expected to clean up each time?

At a minimum -- clean off dirt.

Could also mark some tools (red handles?) for less/more maintenance to create greater ease.

Another option is for CoHoots to use/maintain personal tools.

Will regular maintenance continue to be done at work parties?

Yes.

Safety in the field:

Position rakes with tines down.

When using equipment, be aware of distance from someone else.

Check with Richard for apprentice tool sharpening training this week at Patricia/Christine's garden.

Getting to Green Light on the Compost/Garden Pathway Between Buildings 5 and 6

Presenters: Leela/Nancy

Purpose: Update/Input

Supporting Documents: Garden.compost pathway LUV greenlight

Nancy reviewed history of the pathway between buildings 5 and 6 (Andrew's design, community's orange light response, and a new alternate concept).

She discussed the alternate concept with folks who responded to her email invitation and other CoHoots.

A LUV "green light" for this area was adopted by consensus. A detailed design review is the next step.

Suggestion--use terms to clearly differentiate the main path from this path.

Mediation Team Selection

Presenters: Leela

Purpose: Consensus

Supporting Documents: JobDescription_CPR and CoHo Selection Process abbreviated

Mediation Team meets monthly (with practice sessions every other month so team members can develop skills in a nurturing environment).

Amaris was selected to serve on the Mediation Team.

Team Teach In: The Professor and The Archivist (aka Andy & Colleen)

Presenters: Andy & Colleen

Purpose: Information

Supporting Documents: None (live demo)

AFTER the meeting moratorium ends in January, Steering Council is encouraging teams to review their team documents in the CoHo archives on Tiki.

Colleen will send detailed instructions.

Appreciations

Leela: Andy for computer help at the start of today's meeting

Meta: someone for Sudoku book

Austin: ringleaders of last night's party

Nancy: after reading LUV documents, thought and caring of community

Jeremy: Jim for clearing out blackberries on east side of garden

Jeremy: Nancy for taking on path project

Amy: Linda and Jodi for help with sewing machine

Greg: revelers providing fun and connection

Jodi: clean-up crew this morning; felt like another party

David K: ??? for discovery of trailer hitch pin

Joey: Shoshana, Nancy, and others for rescuing Bella

Janelle: Craig's ride to train and other offers to come home

Aria: help with hot tub

Bruce: Xochil for rides to/from train station

Leela: mysterious bulb donor (tulips)

Ami: Dave and Andy who are fixing hot tub and Aria for being liaison

Colleen: Katie, Alex, Shoshana, and Rachel for help picking up donated food and checks to holiday food drive; 1,400 Thanksgiving baskets will go to low-income residents across Benton County

Jeremy: Aria for getting more involved in meetings; delightful to see her growing into that role

Andy: Bassetts and April for help when Caleb was not feeling well

Jim: All wonderful people at CoHo for support they give each other

Ami: Sitting in warm dining room due to Bruce's problem-solving with furnace

Jodi: Craig for major oversight of CoHo finances

Closing & Adjournment

Meeting adjourned at ~6:15 pm

Community Life Meeting Minutes / December 3, 2014

CoHo in Color
Community Life Meeting
12.03.2014

Presenter: Colleen

Scrivener: Jim

Location: Common House

Attendance: Jodi, Juva, April, Craig, Stacey, Bruce, Meta, Nancy, Andy, Debby, Amy, Sole, David K., Susie, Janelle, Susan, Jude, Colleen, Amaris, Peter, Stony, Karen, Steve, Greg, Karen, Steve, Jeremy, Loyal, et al.

Goal: To imagine a future CoHo landscape as a diversity of color and visions.

Announcements

Suzie: Annual Waldorf Christmas is next Saturday, Cohoots invited.

Royal: will be in charge of candle-making

Karen: Next Friday CH will be decorated. Volunteers encouraged to help.

Jodi: Katie has an upcoming concert.

Jodi: Greg, Alex, Katie, and Mason will play in Music Man.

Meta: Marimba jam coming up in February.

Steve: Band has been booked for performance at Big River, encouraged everyone to attend.

Loyal: Accompanied kids to hot tub.

Andy: will perform madrigal.

April: Daughter Autumn coming for Christmas.

Bruce: Will get materials for new recycling shed.

Jeremy: appreciates kids in attendance.

CoHo in Color:

Debby: What are we going to do with color?

April: Maybe get some ideas re future of CoHo, how it's going to look.

April led the group in song ("Sing a Rainbow"). People who had sung *Sing a Rainbow* were asked to stand up.

Colleen stated that the dining area was divided into stations (tables) where cohorts could explore color on a variety of paper material. Color pencils and pens, crayons, Magic Markers, etc. were provided. Members were asked to color themes appropriate to CoHo—i.e., buildings, vegetation, gardens, pathway—using either a jig-saw puzzle, landscape maps or blank construction or tissue paper. She encouraged people to go where their interests guided them, to reflect on their CoHo in Color visions and write one thing that they got out of their CoHo in Color experience. Those who participated seemed very focused and seemed to have a lot of fun with the exercises.

At the end of the coloring exercise people around the room expressed what they felt about color. Some enjoyed coloring buildings, others liked the rainbow of colors that emerged on their CoHo paperwork, and many expressed deep joy in coloring together. Kids and adults working together to create a visionary CoHo.

Business Meeting Minutes / December 14, 2014

There was no meeting held in December