

CoHo Year-to-Date Meeting Minutes for 2015

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May Community Life Meeting	
No CoHo Business Meeting in May due to lack of agenda items	
June Community Life Meeting (re: Sustenance program)	
June CoHo Business Meeting was an "unmeeting" barbecue with announcements and appreciations only (no minutes taken)	
July Community Life Meeting (parents group on coming of age ceremony for teens)	
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Notes from Community Life Meeting, 1/7/15

Taken by Andy

Announcements:

Janelle: recently had an allergic reaction to pineapple, but can't put it on the meal software yet.

Janelle: Corvus's Philomath Montessori is having a gala Feb 7, Janelle has raffle tickets or you can attend.

April: in 2014 Wild Yeast Bakery made 2,103 loaves of bread!

Susan: teaching a spouting class at coop on Saturday Jan 17th.

Ami: would like to have a functioning computer. Let Ami know if you'd like to help.

Ami: now has lots of extra blankets.

Ami: hiring two more caregivers who will be on site soon.

Andy: reminds folks to complete the community survey

Susie: author of Wild, Cheryl Strayed, booksigning on Thurs Jan 15th, talk to Susie.

Karen: 2nd family movie night Saturday night: Brave at 7o'clock. Bring your own snacks, chair.

Jude: just spoke w/ Pam Wald, dropped off a flyer about end of life choices Feb 10 at library.

Bruce: Laura and Matt visiting Friday for a week. Will be around.

Bruce: we've ordered a new washing machine, hopefully here in a week or two. Much research.

Meta: planning rotation garden for 2015, let Meta know if you want input on plant choice (for comomn meals or personal use)

Meta: Monday "musician's class" marimba looking for new members. Talk to Meta.

New Year's Check-in:

[People shared about their experiences over the past year.]

Appreciations:

Karen: Appreciates Bruce's washer research. Just astonishing

Andy: Thanks to Jodi for taking over the paperwork for

Twelfth Night

Colleen: Everyone who had a hand on the gorgeous new recycling area cover

Ami: Thanks to Debby for making tonight happen

Bruce: Thanks to those who helped paint the cover: Peter, Jessica W, and Mason

Mike: Jodi for taking on big financial chores

Amy: Thanks to Andy for the homemade Bailey's drink

Jude: Andy for 12th night, Amy for Hanukkah

Susan: Jude for Christmas

Loyal: Linda for New Year's planning and stars

Linda: Bruce and David for their work on washing machine

CoHo Business Meeting Minutes -

Sunday, January 18, 2015

Next Community Life Meeting: Wednesday, February 4th, 2015, 6:00 pm

Next Business Meeting: Sunday, February 22nd, 2015, 4:30 pm

Directors Attending	Amaris F., Amy B., Anne A., April H., Austin H., Colleen D., Debby V., Jeremy G., Jim L., Jude H., Karen H., Linda E., Meta H., Peter E., Richard H., Steve B., Susan H., Susie B., Ted W., Xochil M.
Unit Owners Attending	Amaris F., Amy B., Anne A., April H., Austin H., Bruce H., Colleen D., Debby V., Greg C., Jeremy G., Jim L., Jude H., Juva D., Karen H., Leela D., Linda E., Loyal B., Meta H., Peter E., Richard H., Sabine M., Steve B., Susan H., Susie B., Ted W., Xochil M.
Associate Members & Friends of CoHo	Janelle Lohr, Carrie Kart
Visitors	
Others	
Facilitator	Leela
Assistant Facilitator	Carrie
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	No
CoHoTopia Directors	40% of 46 = 19	Yes

Recap of Decisions

HOA Decisions

The following meeting minutes were provisionally approved by consensus (no unit owner quorum):

- November 5, 2014 Community Life Meeting Minutes
- December 3, 2014 Community Life Meeting Minutes
- January 7, 2015 Community Life Meeting Minutes
- November 16, 2014 Business Meeting Minutes

CoHo Board of Directors Decisions

None

CoHotopia Board of Directors Decisions

None

Design Review Announcements

None

Announcements

Loyal: Proud to share peaks at glue stitches from a recent wound.

Amy: Join her for folk dancing, leaving at 7pm

Peter: In Nancy's absence, Peter is the flyer of the compost flag. A new flag is needed (it composted over time).

Juva: Drop by for one-on-one visits with Ray.

Bruce: Nancy is having a great trip--it's warm, sunny.

Meta: If you are interested in being a Rotation Garden Apprentice, contact Meta.

Debby: Double solitaire, Monday 2pm in the Common House.

Loyal: Enjoy the new mulched path to the hot tub.

April: Claim your lost & found (in atrium). Multiple socks, bedding, etc. All goes to free box on Tuesday.

Jeremy: Is recording attendance.

Peter: After cleaning kitchen, added stuff to lost & found table. Leather work glove found near recycling.

Ted: Caution about liquids in free box.

Bruce: New fire alarm panel has been installed; instructions are in the closet.

Debby: Magazines are being dropped off in the book zone; CH team is asked to find a new spot for magazines to be shared.

Opening

A Grand Opening celebration at the new recycle/garbage area launched the first business meeting of the year. There was music, treats, merriment and a special guest bursting out of a recycle bin--yikes!

Preview Agenda & Quorum Check

Agenda shuffled slightly.

Quorum check — see above for results.

Maintenance Reserve Review

Presenters: Ted and Bruce

Purpose: Information

Supporting Documents: MR Community Presentation 2015

The Buildings Team coordinated a 5-year review at two work sessions with 11 attendees. A total of 23 adjustments were made.

The plan covers 30 years of maintenance reserves. Graph shows projected income/expenses.

Current balance is \$206,000.

Goal is to seek approval for plan at March business meeting.

Report on Emergency Fund Ooch

Presenters: Susie

Purpose: Information

Supporting Documents: None.

Idea raised last year. Put out call for donations. Fund has \$600 currently.

There may not be enough interest to continue. For now, still in place.

Q: Any requests to use the fund? A: No.

Coloring CoHo: Next Steps

Presenters: April and Meta

Purpose: Information

Supporting Documents: Coloring CoHo 20150118

A music slideshow featured the drawings done at our earlier session on color.

Steering Council proposal was shared (see attached document). Process steps were listed. One step in the process is an ooch (painting our Bike Barn in summer 2015).

Q: will professionals do the painting in 2016? A: TBD

Q: what about painting other parts of CoHo? A: speak up during the process

Q: role of buildings team (ala maintenance reserve)? A: talk with process manager

Q: color decision is for the buildings...why paint the Bike Barn? A: Experiment on Bike Barn (colors, labor, design, etc.)

Q: would group possibly generate a range of options or should those not involved accept the team's decision? A: CHACO-LUV gave lots of input along the way to generate conversations; similar process desired

Q: focus likely to be color; what about logistics (caulking, etc.)? A: start with dreams/plans, then tackle logistics and feasibility details

Q: what interface is expected with Buildings Team (they have technical needs)? A: need to hear needs (like "cover the technical pieces"); encouraged to attend initial meeting to share these needs

Q: did buildings team set painting schedule for 2016? A: yes

Sign up on sheets re: your desired level of participation (4 options).

Becoming More Awesomer: Apprenticeship Proposal

Presenters: Colleen

Purpose: Information

Supporting Documents: None.

Steering Council (ala Andy) put together an apprenticeship proposal and got team input. Idea is to build sustainability and capacity.

Teams could take on apprentices to help with ongoing or one-time tasks (details negotiable). Teams could have 1 or 2 slots (could be one <18 years of age and one >18).

Any CoHoot can be an apprentice and learn specialized skills.

Request: more info from teams on apprenticeship slots (what is needed).
Example: Buildings Team would like someone to help troubleshoot problems when Ted/Bruce not available.

Appreciations

Jeremy: Andy for coming to GAT retreat and helping us "see the way!"

Linda: Amy for wonderful help around CoHo and going to concert last night.

Peter: Ted and Bruce for complicated piece of high finance.

Richard: CH Team for free box; does donor want a second chance to

claim gray sweater???

Susie: folks who came to work party today; FYI--wood fire at end of path ready to go

April: Susie for organizing outing and photo

Amaris: Jeremy offering to help

Mike: Groom family for stopping by when power went out Saturday night

Closing & Adjournment

Meeting adjourned 5:49 pm.

CLC Meeting - 02/04/2015

Facilitator: Andy

Assistant facilitator: Denny

Note-taker: Jim

Evening Overview and Goals.

1. Communicate a new GAT approach to CoHo community and obtain feedback from Community members re new approach.
2. Elicit empathy from CoHo members for GAT situation.
3. Separate GAT issues from non-GAT issues.

Announcements

Colleen: There's an opportunity to get two new people into the SC. The June SC meeting will be moved from Father's Day (06/21/2015) to

Andy: He and Suzie are looking forward to leading next **CoHo in Color** session.

Jeremy: resigned from GAT as of last GAT meeting (02/05/2015). He stated that GAT was formed to give structure to the use of CoHo land. It has done so. He loves the CoHo landscape and acknowledges that problems have arisen regarding the use of CoHo land.

Mike: GAT is in need of two new people, both with administrative skills.

Denny: Friends of Ray's are arriving from Georgia.

Meta: Marimba jam on Friday.

Suzie: has a visitor from Florida

April is offering a \$5 bread baking class at CoHo with \$5 discount for CoHo members.

Stony: There is a Montessori auction coming up soon.

Jeremy: Father coming from California to visit.

Gathering Appreciations

Andy confessed that he didn't often pay much attention to things outside [CoHo buildings] but could appreciate what GAT has accomplished with the land.

April said that GAT gives her structure to work with when she works outside.

Colleen stated that she's very aware of the challenges faced by GAT and appreciates what's being done.

Suzie: After move-in she felt despair that grounds wouldn't be taken care of. She appreciates the way in which CoHo property has been kept up.

Karen saluted people who came before GAT in its current incarnation and acknowledges how much has been done by GAT since then.

Denny acknowledges changes that have taken place since move-in.

Linda appreciates the GAT members who helped buck and remove fallen tree from the space between her place and the path to the compost bins.

Andy introduced Jeremy as GAT spokesperson for today's CL meeting

"GAThering Guidance". Copies of the **GAT Charter** were passed out to attendees

Agenda Issues

If a job request is made to GAT, it can hire outside specialists or consultants to do jobs beyond GAT's own abilities.

If a job request or complaint is made to GAT by a non-GAT member of the Community, the outsider must deal solely with the current GAT point man. This GAT liaison will answer appropriate questions and may request that the complainant join GAT, as a team member, and do the job himself.

When problems arise GAT may employ a risk management process, request a mediation team or outside resource to help resolve issues.

GAT developed its organizational structure (GAT Charter) to help address grounds' issues and problems more quickly and effectively. The Charter lays out GAT's duties and areas of responsibility.

GAT's two major decision-making processes are the **GAT Decision Framework** and the **Issue Acceptance Approach**. These processes provide a framework which enables GAT to handle problems in a systematic way (See meeting handouts for greater explanation.)

Pre-small group questions

Meta: confused by artificial scenarios.

Colleen: Is purpose of small groups to problem-solve or practice [GAT methodology].

Jeremy: How can GAT improve itself?

Andy divided whole group into three subgroups for discussion

Small group exploration of process alternatives

Karen: Make sure GAT understands that GAT has authority [to act upon requests]

Amy: If a non-GAT member has a task in mind for GAT or complains/whines about GAT work or decisions, that person has the duty of alerting the GAT contact person who will take the issue to GAT for discussion. GAT needs to inform public of its plans and activities. **Two time frames..... emergency clause.**

Suzie: would like to see GAT empowered with broader strokes of authority.

Bruce: prefers overarching criteria that governs team goals—i.e. all trees leaning back toward populated areas within the falling radius (the danger zone) of a tree would be trimmed or removed.

April: Has done much trimming work on own initiative, wonders whether she needs re-authorization to do such again.

Jeremy: any person concerned about GAT work must contact GAT point person or perhaps join GAT to help resolve concern.

Anne: GAT members need to be well informed [about landscape, plants, and GAT process].

Amaris: GAT should talk with experts about risk analysis.

Craig: When people (CoHo members) are informed of GAT projects they allow GAT more freedom to act.

Closing questions

What are GAT's plans for Area Management?
How can GAT get authority, empower itself to act?
How will GAT members educate themselves [to work with landscape and equipment]?

CoHo Business Meeting Minutes Sunday, February 15, 2015

Next Community Life Meeting: Wednesday, March 4th, 2015, 6:00 pm

Next Business Meeting: Sunday, March 15th, 2015, 4:30 pm

Directors Attending	Amaris F., Amy B., Andy O., Anne A., April H., Austin H., Colleen D., Dave D., Debby V., Dennis C., Jim L., Jodi C., Joey K., Josh S., Jude H., Karen H., Linda E., Meta H., Richard H., Steve B., Susan H., Susie B., Ted W.,
Unit Owners Attending	Amaris F., Amy B., Andy O., Anne A., April H., Austin H., Bruce H., Colleen D., Craig H., Dave D., David K., Debby V., Dennis C., Greg C., Jim L., Jodi C., Joey K., Josh S., Jude H., Karen H., Leela D., Linda E., Loyal B., Meredith W., Meta H., Richard H., Rob D., Steve B., Susan H., Susie B., Ted W.,
Associate Members & Friends of CoHo	Stony L., Carrie K.
Visitors	
Others	Mike
Facilitator	Dennis
Assistant Facilitator	Carrie
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:

- January 18, 2015 business meeting
- February 4, 2015 community life meeting

Austin was selected as a member of the Steering Council.

CoHo Board of Directors Decisions

None

CoHotopia Board of Directors Decisions

None

Design Review Announcements

None

Announcements

Andy: Meading (not "meeting") tomorrow morning

April: Pick up lost & found from atrium table (including the set of sheets that have been hovering for months)

Karen: The reflectors she installed at entrance of driveway need to be positioned better; help if you can

Richard: Wellness Retreat Team working on April 4th spring one-day retreat; April community life meeting will be cancelled

Amaris: Two canoes close to lake; need several folks to bail out water, tip them over, and return to Bike Barn; Amaris can coordinate

Stony: Need scribes to make notes on flipcharts during fishbowl session on Wednesday, March 4th

Jodi: Music Man opens Thursday, 7pm; will send email; Katie, Alex, Greg, and Mason are performers

Jim: Needs cat/house sitter for one week starting February 24th

April: Full-day work party on Sunday, February 22nd

Opening

No opening

Preview Agenda & Quorum Check

Agenda okay.

Quorum check — see above for results.

CoHo Annual Survey for 2014

Presenters: Andy

Purpose: Information sharing

Supporting Documents: year4summary2014projection and year4summary2014.pdf

Andy shared results from CoHo's 4th annual survey. There were 30+ respondents (includes one kid plus a respondent who answered all questions and asked that responses not be shared). Five CoHoots replied they did not want to take the survey.

Observations:

For items repeated each year, responses were fairly similar over 4 years. For new items, responses were mixed, with most favorable and "other."

Comments:

Would be interesting to see results over 5 and 10 years.

Thanks to all who participated and took the time and thinking/honesty to provide responses. Got meaty responses this time. Encourage CoHoots to read comments. Looking forward to discussing responses with SC.

With most responses positive (i.e. above neutral), it feels good. Most are having the positive experience that cohousing is working for them. Dissatisfied folks may have left or not responded to the survey.

Steering Council Selection

Presenters: Colleen (intro)

Purpose: Decision by consensus

Supporting Documents: SC Job Description.doc and CoHo Selection Process Abbreviated-4.doc

Austin was selected to serve on the Steering Council.

2013-2014 Year-End Financial Report

Presenters: Craig

Purpose: Information

Supporting Documents: 2013-2014BudgetReport.ppsx

Craig shared the report for our LAST fiscal year. CoHo came in under budget in all categories. Info on summer water usage after the installation of our well/cistern was a new addition to this annual report.

Appreciations

Jodi: Thanks Craig for number crunching, financial oversight and knowledge. Thanks to all for support of family in past few weeks.

Greg: Thanks to Andy for annual survey.

David K: Thanks to April and Bruce for including Aria in tree pruning in orchard; met needs for connection and learning.

Andy: To Austin, thanks for stepping forward to serve on SC. Thanks to all for moving forward on color project (Susie and Peter and others).

April: Felt proud with positive response to CoHo from 35 contra dancers who came for Saturday potluck.

Richard: To Dave for inviting us to puzzle last night.

Susie: Thanks to April for helping with emotional trauma while pruning plum tree.

Leela: Appreciation to all who built the beautiful wall with Ted and Mere.

Jim: Thanks for Dave for midnight delivery.

Closing & Adjournment

Meeting adjourned at ~5:40 pm.

Unit Owner Quorum for Business Meetings (% of meetings)

2008 (83%)	2009 (92%)	2010 (75%)	2011 (67%)	2012 (82%)
2013 (82%)	2014 (45%)	2015 through February (50%)		

CoHo Business Meeting Minutes Sunday, March 15, 2015

Next Community Life Meeting: Wednesday, May 6th, 2015, 6:00 pm (note--there will not be a community life meeting in April)

Next Business Meeting: Sunday, April 19th, 2015, 4:30 pm

Directors Attending	Amaris F., Amy B., Anne A., Austin H., Colleen D., Dave D., Debby V., Dennis C., Elizabeth C., Jessica (AHIC), Jim L., Jodi C., Jude H., Karen H., Linda E., Meta H., Richard H., Susan H., Susie B., Ted W., Xochil M.,
Unit Owners Attending	Amaris F., Amy B., Anne A., Austin H., Bruce H., Colleen D., Craig H., Dave D., David K., Debby V., Dennis C., Elizabeth C., Greg C., Jessica G., Jessica (AHIC), Jim L., Jodi C., Jude H., Juva D., Karen H., Linda E., Meta H., Richard H., Rob D., Sole C., Susan H., Susie B., Ted W., Xochil M.,
Associate Members & Friends of CoHo	
Visitors	Joe Knotts
Others	Aria, Jess
Facilitator	Richard
Assistant Facilitator	
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	No
CoHoTopia Directors	40% of 46 = 19	Yes

Recap of Decisions

Elizabeth and Dave Demaree were selected to join the Mediation Team.
Maintenance Reserve plan was adopted by consensus.

HOA Decisions

The following meeting minutes were provisionally approved by consensus (to be confirmed at meeting with quorum):

- February 15, 2015 Business Meeting Minutes
- March 4, 2015 Community Life Meeting Minutes

CoHo Board of Directors Decisions

None

CoHotopia Board of Directors Decisions

None

Design Review Announcements

None

Announcements

Craig: asparagus is coming up in rhuartigus garden; cut or break off at ground once it is 8 to 12" tall

Jude: label/date items that go into CH fridges

Jodi: Mike is hoping to return to CH tomorrow; door is being decorated with "welcome home" messages

Juva: claim jar used to bring food to Steve; needs to go to its rightful home

Juva: toaster going into free box; just doesn't hold the toast down

Richard: has two employed children!!

Amaris: mens/womens groups have weekend training in May; see posters or ask Dave/Ami for info

Debby: Wellness Retreat is April 4th; CLC doing morning--how are we doing supporting each other emotionally (giving/getting)?

Jim: SE corner--flat spot, occupants?

Susie: see Steve updates; may come home or have surgery soon

Amaris: poison oak in area where trees were cut down--be cautious

Richard: April 4th Wellness Retreat--give input on games

Jim/Joe: Joe Knotts is visiting from southern Oregon (Medford). Dad was Methodist minister. Empty nest. Exploring options. At CoHo until Tuesday morning.

Amaris: Has (almost) full daytime care for her dad

Opening

No opening

Preview Agenda & Quorum Check

Agenda okay.

Quorum check — see above for results.

Water Use Conversation Follow-Up

Presenters: Colleen

Purpose: Cooperation

Supporting Documents: WaterUse20150304.doc

At March community life meeting, had a transformation conversation. Summary sent out via email; send updates to Colleen. Several issues raised--need resolution. SC proposes ad hoc response teams (short-term groups to meet once or twice to develop proposals for community to consider).

Three short-term items in search of next steps:

- 1) clarity on what to tell kids re: spigots and use (Sole, Amaris, Elizabeth volunteered)
- 2) figuring out how NOT to drain cistern (with technical support from Bruce) (Amaris, Jim volunteered)
- 3) figuring out garden irrigation system and how it is maintained (with technical support from Bruce) (Richard volunteered)

Mediation Selection

Presenters: Richard

Purpose: Selection

Supporting Documents: Provided at meeting, not attached to agenda
Elizabeth and Dave Demaree were selected to join the Mediation Team.

Projects Update

Presenters: Finance

Purpose: Information

Supporting Documents: None.

Finance Team is giving regular updates on project status.

Garbage and Recycling Project - Cost \$4,000; budget \$4,350. More work may be needed (fence on north and east).

Area 2 Project - Path/arch installed. Cost so far \$3,500; budget \$3,800. Will add more plantings; could share some \$ with circle in front of common house. Another piece to come--covered line drying.

Lawn Mower Shed Project - Richard has drafted a layout. Bruce did draft of design review. Getting a price from a contractor. Next steps--send design review and get another bid. Project may be revised due to cost.

Garden Shed Project - Had hoped to build it with a timber-framing workshop (Scott McClure), but he is not available this year. Next steps--

design layout, design review, schedule.

CHACO-LUV Patio Cover Update

Presenters: Aria, Jess, Jude, Karen

Purpose: Information

Supporting Documents: None.

\$12,000 estimate includes materials and labor for roof, arch, and roof cover. CoHo set aside \$3,000 toward the project in this budget. For first part, reduce cost by removing shade cloth cover, grape arbor, and arch (can add back later). Need \$7,000.

Let the fundraising begin! Will request \$\$\$ via miscellaneous projects process and other options.

Aria/Jess, aka industrious entrepreneurs, have several money-making ventures: trays with wheat grass and eggs, carnival, doing jobs for money, giving cart rides with a dog.

All CoHoots are encouraged to come up with fundraising options.

Maintenance Reserve Update

Presenters: Bruce and Ted

Purpose: Information/Decision

Supporting Documents: CohoReserve2015 DRAFT 3.12.15.xlsx, CohoReserve Spreadsheet Model 2015 DRAFT 3.12.15.pdf, MR community presentation March 2015.pdf, MR community presentation March 2015.pptx
Ted/Bruce reviewed documents; held two work sessions; community presentation/update. Ted/Bruce made adjustments after more research (see supporting documents).

The community adopted the plan by consensus.

Steve Update and Mike Update and Joey Update

Presenters: Ami and David K.

Purpose: Connection

Supporting Documents: None.

Joey is doing well, mobile, recovery as hoped; back to everything in 4 to 6 months. Planning a summer bike trip.

Unsure of Steve's next steps--rehab or home (soonest would be March 25th). Timing of second surgery not confirmed yet. For more Steve

updates, read recent emails.

Mike went into hospital on Wednesday. Feels better today. Appreciates visits. Will hopefully come back to CoHo on Monday.

Appreciations

Jodi--Bruce!!! for all the work that went into maintenance reserve, plus shed, garden irrigation and much more.

Karen--help in grassy circle today (including Jessica, Aria, David, Jude, Bruce, Josh, Colleen). Will accept plant donations for circle.

Aria--Amaris for giving me cornmeal for chickens.

Susie--Aria and Jess for running with her yesterday.

Jodi--Richard for Pi Day.

Debby--Amy and Dan for homemade card for Steve.

Amaris--Angels who flipped two canoes.

Richard--Bruce for tables taking shape out in workshop.

Debby--Jodi for organizing help for Steve (creative use of Doodle).

Closing & Adjournment

Meeting adjourned at ~6:00 pm.

Unit Owner Quorum for Business Meetings (% of meetings)

2008 (83%)	2009 (92%)	2010 (75%)	2011 (67%)	2012 (82%)
2013 (82%)	2014 (45%)	2015 (January- <u>February</u> -March) (33%)		

CoHo Business Meeting Minutes Sunday, April 19, 2015

Next Community Life Meeting: Wednesday, May 6, 2015, 6:00 pm

Next Business Meeting: Sunday, May 17, 2015, 4:30 pm

Directors Attending	Amaris F., Amy B., Andy O., Anne A., April H., Austin H., Colleen D., Dennis C., Jeremy G., Jim L., Jodi C., Jude H., Karen H., Linda E., Meta H., Susan H., Ted W., Xochil M.,
Unit Owners Attending	Amaris F., Amy B., Andy O., Anne A., April H., Austin H., Bruce H., Colleen D., Craig H., David K., Dennis C., Greg C., Jeremy G., Jim L., Jodi C., Jude H., Karen H., Leela D., Linda E., Loyal B., Meta H., Susan H., Ted W., Valerie H., Xochil M.,
Associate Members & Friends of CoHo	Deborah Morera, Stony and Janelle Lohr
Visitors	Dave (Amy's friend)
Others	Mike
Facilitator	Leela
Assistant Facilitator	Andy
Secretary	Susan

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

The following meeting minutes were provisionally approved by consensus at March meeting (to be confirmed at meeting with quorum):

- February 15, 2015 Business Meeting Minutes
- March 4, 2015 Community Life Meeting Minutes

- The following meeting minutes were provisionally approved by consensus at April meeting (to be confirmed at meeting with quorum):
- March 15, 2015 Business Meeting Minutes

FYI: April Community Life Meeting was cancelled due to Wellness Retreat the following weekend

CoHo Board of Directors Decisions

None

CoHotopia Board of Directors Decisions

None

Design Review Announcements

None

Announcements

April: Check the lost and found for your lost items that were found.

Jeremy: Kudos for weeding parking lot islands. Shiny geranium is now appearing; it is an invasive weed that tends to like shade. Put in landfill.

Meta: Shared map of large CoHo garden. Add your name to garden plots. On Sunday, April 26th, folks are invited to put out their irrigation drip tapes.

Karen: Brought dried plums from CoHo plum tree near her unit. Has access to one cubic yard of rabbit manure; willing to share. Bulletin Board in entry way is for dated items only (items stay about a week); items without dates will be moved to regular bulletin board near bathroom.

Amy: Plastic recycling update. Thumbs down to dirty, crinkly, heavy.

Bruce: Shop policy is that folks sign a shop use agreement and receive safety training. Sergio's woodworking instructor will provide the safety training on Saturday, May 16th, 10am. Exploring options for video of the training.

Val: OK to pull off top only of shiny geranium (to prevent seeds from spreading) if can't get out roots? Yes.

April: Handling returnable bottles, which includes beer bottles, fizzy beverage bottles, water bottles, or bottles with deposit language.

Dennis: Submit reimbursement forms for foods prepared for April Wellness Retreat.

Andy: GAT is NOT planning on doing anything about the Old Oak. It is disintegrating and probably less and less safe.

Xochil: Folks who want to coordinate Old Oak issue/proposal with the community are invited to begin.

Amy: Gone for May 17th business meeting (attendance taker). Will send file to entire community and/or a volunteer.

Loyal: Camas is blooming.

Amy: Dave (Amy's friend) is visiting CoHo for a week; helped with work party.

Jim: Is plastic from six-packs of beer cans recyclable? No.

Andy: Maple tree came down. GAT plan re: twin towers (trees) was sent via email and will be posted on bulletin board.

Leela: Lost purple smart wool sweater. Lambs ears grow fast and spread and keep weeds out. Take from wheelbarrow outside common house.

Ami: Bowls/plates brought to Steve's house are now in the free-to-good-home section. Steve has less appetite; Ami took extra donated food. She will make donation to CHACO LUV projects.

Ami: Open women's circle is Monday night.

Leela: Leela will be doing a Nia dance demo at Thyme Garden next Saturday (Earth Day celebration).

Opening

Ami read the book The Big Orange Splot.

Preview Agenda & Quorum Check

Agenda okay.

Quorum check — see above for results.

Welcome

A "connection introduction" was done to welcome Deborah Morera, our newest "Friend of CoHo."

Introduction to the 2015-2016 Fiscal Year

Presenters: Jodi

Purpose: Information

Supporting Documents: None.

Finance Team is starting the budgeting process again.

Right now--teams to put together operating budgets, teams/individuals think about projects

Before next meeting--email project ideas >\$250

By May 31st--teams email budget proposals to the community, project proposals are due

First Tuesdays in June--project subgroups meet (brownies provided).

June 23rd--annual budget work session

Building Preventive Maintenance Update

Presenters: Bruce

Purpose: Information

Supporting Documents: Building Team Preventative Maintenance Update 2014

Bruce shared annual summary of 2014 preventative maintenance (featuring slides of snowflakes plus Andy with his forehead protector and safety shoes plus furnace fan).

Bruce would like to line up a back-up person for technical assistance (contractor or CoHoot).

Connection with Homelife

Presenters: Amber and Pam

Purpose: Connection

Supporting Documents: None.

Amber is Assistant Program Manager at Homelife. Residents will start coming to meals. CoHoots are invited to eat/talk/share with them to form relationships.

Beverly enjoys art, will start special olympics bocce ball. No seafood. Loves brussels sprouts.

Leigh is more introverted, enjoys Disney/princesses/movies/spiderman, dogs/cats, starting track with special olympics. Has visual impairment, so repeat your name. Leigh had shoulder surgery recently. She is starting to use her walker again. Leigh has volunteered at Food Bank for 10 years. No diet restrictions.

Bonnie (per Pam--Bonnie's mom) is very social, but may not answer you. Has mental retardation, wobbliness, little depth perception. Will accept a helping hand to navigate. Bonnie will ask questions. Bonnie is into "dads with kids." Good memory. Reads. Loves observing people. Current interest is Grover. If sitting outside in sun, show her your t-shirt (with printing); could also sit next to her.

At Thursday meals, will sit at larger table (others are invited to join them) and to get things started, ask if Bonnie has a question.

Homelife may take a garden plot.

Appreciations

Andy: Jessica, Anne, Jodi for doggie care.

Dennis/Juva: To all for physical/emotional support for Ray.
April: Input on buying baking equipment. Raine for final plantings (provided joy, support, companionship).
Mike: Jim for coordinating maple tree removal from initial call to final clean-up. Made GAT look good.
Jude: All who worked in parking lot today.
Bruce: Orchard helpers today--we can now see the trees!
Janelle: Bassetts for doing point sits at the last minute. Ami for watching kids at their house and putting them to bed.
Linda: Bruce and David for adding water spigot in back yard.
Karen: Dave R. for helping with digging today.
Colleen: Richard for leading irrigation work today. Jim for filling in. Meta for being there.
Jeremy: GAT for projects going forward with new/old blood.
Loyal: April for loaf of bread.
Jodi: Preventative Maintenance workers. Retreat planners--fun inside/outside.
Dennis: For Hospice House--wonderful staff/resource/building. Only 3 in state.
Anne: Susan for fostering Toby, and walking Marfa while at doggie jail.
Susan: Susie for visiting and supporting my niece and her brand new baby.
April: All who tried out Farmer's Market booth demo. Go to FM on Wednesdays!
Leela: April/Craig for free cookies.

Closing & Adjournment

Meeting adjourned at ~5:45 pm.

Unit Owner Quorum for Business Meetings (% of meetings)

2008 (83%)	2009 (92%)	2010 (75%)	2011 (67%)	2012 (82%)
2013 (82%)	2014 (45%)	2015 (January-February-March-April) (25%)		

CoHo Business Meeting Minutes Sunday, July 19, 2015

Next Community Life Meeting: Wednesday, August 5, 2015, 6:00 pm

Next Business Meeting: Sunday, August 16, 2015, 4:30 pm

Directors Attending	Amaris F., Andy O., Anne A., April H., Austin H., Colleen D., Dave D., Debby V., Dennis C., Jim L., Joey K., Jude H., Linda E., Meta H., Richard H., Steve B., Susan H.,
Unit Owners Attending	Amaris F., Andy O., Anne A., April H., Austin H., Bruce H., Colleen D., Craig H., Dave D., Debby V., Dennis C., Jim L., Joey K., Jude H., Leela D., Linda E., Meta H., Richard H., Steve B., Susan H., Valerie H.
Associate Members & Friends of CoHo	Stony, Janelle
Visitors	Ernie (Craig's brother)
Others	Mike
Facilitator	Dennis
Assistant Facilitator	Richard
Secretary	Susan

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

The following meeting minutes were provisionally approved by consensus at March meeting:

- February 15, 2015 Business Meeting Minutes
- March 4, 2015 Community Life Meeting Minutes

The following meeting minutes were provisionally approved by consensus at April meeting:

- March 15, 2015 Business Meeting Minutes

The following meeting minutes were provisionally approved at this meeting;

final approval awaits a meeting with quorum.

- April 19, 3015 Business Meeting Minutes

Note: Business meetings in May and June were cancelled.

Colleen was reelected as Steering Council President pending final approval at a meeting with quorum.

CoHo Board of Directors Decisions

None

CoHotopia Board of Directors Decisions

None

Design Review Announcements

None

Announcements

Amaris: Needs 48 hours of care giving, starting any time. Referrals welcome. Hard to take attendance at Rites of Passage meeting so let her know if you attended.

Colleen: First annual camp-out next Friday, starting at 7pm. Possible activities: campfire, marshmallow roasting, singing, ghost stories, chatting, sleeping?

Craig: Brother, Ernie (and spouse), visiting for a few days

Dave: Selling his unit; soliciting opinions about storage shed.

Susan: 1) Joint tour with Oakleigh Meadow Cohousing (during work party) on Sunday, July 26th, 10:30am. 2) Folks are invited to move toys back into newly weeded toy garage during meeting break. 3) Need help trimming bush.

Richard: Will be making noise running a tile saw between Buildings 6 and 7; let him know your preferred quiet hours

Amaris: Party for Opa, on Sunday featuring some of his favorite things-- salmon, ice cream. Help needed

Colleen: Save August 13th, 10pm for star gazing. Bring a blanket. Lay down. Look up.

April: Lost and found items are on patio

Bruce: Irrigation timers available (demos provided); Bruce and Jude leaving August 4th with no return ticket to help daughter launch farm in

Vermont

Opening

Kids in Cohousing (video: <http://www.cohousing.org/node/3110>)

Preview Agenda & Quorum Check

Agenda okay.

Quorum check — see above for results.

Proposed 2015-2016 Budget

Presenters: Craig

Purpose: Information, clarifying questions

Supporting Documents: 2015-2016 Draft Budget

Process started in May. Consensus will be sought at August meeting.

Overall, dues increased 2% (long-term practice to hold to this % increase). Added some Associate Member dues to the budget. Had some funds left from two years ago (\$6,830); takes time to reconcile accounts. Some miscellaneous projects money for unfinished projects (\$4,700) will be carried over.

Projected expenses for teams and miscellaneous projects were reviewed.

Budgeted income is higher than budgeted expenses.

Finance Team is recommending we still go with the 2% increase in anticipation of higher costs in the future.

Questions:

- Well/cistern--how does our recent experience with well/cistern impact city water bill? So far, the same, but we are heading into hotter season with higher water use
- Minutes from Miscellaneous Projects Meeting included a recommendation for \$3,000 to \$5,000 for patio cover (\$3,000 shows in budget); amount could be changed. Suggestion to switch to \$4,000 (since we have a projected surplus of \$1,900); Finance welcomes input on this issue.
- Looks like there could be a loss this year, so CoHo could tap carryover fund from two years ago.

Wellness Team Comparison of Camp Taloali and Whispering Winds (site for fall retreat)

Presenters: Richard and Anne

Purpose: Information, clarifying questions

Supporting Documents: Comparison of Whispering Winds and Camp Taloali and Cost Basis Taloali

Wellness Retreat is scheduled for September 12-13th. Option to add Friday night (contact Stony or Andy). Will continue with catering plan used last year; will recruit volunteers for each meal (Saturday lunch/dinner, Sunday lunch; Jeremy will cook Sunday breakfast). Looking for a certified lifeguard.

Team checked out an alternate venue for next year. Camp Taloali is a camp for deaf children. Photos available after the meeting.

See comparison document for comparisons. Facility costs are roughly similar, but depends on many variables.

CoHoots who want to explore this option can contact Wellness Retreat Team. Reservation would need to be made in winter for the following fall.

Growing More Love in Community (fall workshops by Kristen Collier)

Presenters: April (NVC Planners)

Purpose: Information, clarifying questions

Supporting Documents: None.

At recent meetings/gatherings, CoHoots have expressed desire for support and deeper connections. To meet this goal, NVC Planners are suggesting hiring Kristen to do workshops on deepening relationships (two half-day workshops in fall; sequential, but folks can attend just one). First session--what we want in our relationships. Second session--what it means and how it feels to use NVC in our relationships.

Funding was requested in the budget.

Doodle poll is coming soon to select October/November dates (time 9am to 12:30pm). Please respond by August 1st. Workshop outline will be included with poll.

Let's Celebrate at Fall Retreat

Presenters: Colleen (Steering Council)

Purpose: Information and fun

Supporting Documents: None.

Colleen read (red) text and we read (gold) text to preview our September episode. Dream--Achieve--Celebrate!!!

CoHo President Selection

Purpose: Selection

Supporting Documents: CoHo Selection Process and President Qualities

Colleen was (provisionally) selected for another term as El Presidente!

Appreciations

Valerie: Great Steering Council and current President and great having so many qualified nominees for President

Debby: Colleen, Finance Team, Wellness Retreat Team

Craig: Jodi for bookkeeping work in last few weeks so Craig's load was less

April: Susan for weeding, cleaning up

Dave: Xochil and Judy for helping Dave pack his kitchen stuff

Andy: Folks who helped Stacey while he was gone for two weeks

Janelle: Denny, Susan, Anne for pet sitting; Grooms/Denny next time

Joey: Support of kid exploration in common house

Richard: D&D for designing our homes with lots of insulation and slab floors (units are habitable without AC); Aria/Jess trading cookies for brownies

Valerie: Aria/Jess for washing the dining room floor

Debby: Amaris and Raine for helping with pet rat "crisis"

Amaris: Several people who were nominated for Pres; kids for begging me to play yesterday

Colleen: Susan and Anne for support with Bitsy plus Jim as stand-in cuddler

Andy: Stony and Dave for welcoming him home with a hearty dose of mead(ing)

Bruce: Karen for cat care, plus saying "yes" to an extra day

Jude: Anne and Juva for help figuring out care options for her mom in San Diego

Closing & Adjournment

Meeting adjourned at ~6:00 pm.

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2013 (82%) 2014 (45%) 2015 (January-February-March-April-July; no
business meetings in May or June) (20%)

CoHo Business Meeting Minutes Sunday, August 16, 2015

Next Community Life Meeting: Wednesday, September 2nd, 2015, 6:00 pm

Next Business Meeting: Sunday, September 20th, 2015, 4:30 pm

Directors Attending	Amaris F., Anne A., April H., Austin H., Colleen D., Dave D., Debby V., Dennis C., Jeremy G., Jim L., Joey K., Josh S., Linda E., Meta H., Nancy B., Richard H., Steve B., Susan H., Ted W., Xochil M.,
Unit Owners Attending	Amaris F., Anne A., April H., Ariel G., Austin H., Colleen D., Craig H., Dave D., David K., Debby V., Dennis C., Jeremy G., Jim L., Joey K., Josh S., Juva D., Leela D., Linda E., Meredith W., Meta H., Nancy B., Richard H., Rob D., Steve B., Susan H., Ted W., Valerie H., Xochil M.,
Associate Members & Friends of CoHo	Stony L.
Visitors	Anna Sontag, Ithalo & Ian (staying @ Hechts)
Others	
Facilitator	Richard
Assistant Facilitator	Leela
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:

February 15, 2015 Business Meeting Minutes

March 4, 2015 Community Life Meeting Minutes

March 15, 2015 Business Meeting Minutes

April 19, 2015 Business Meeting Minutes

July 19, 2015 Business Meeting Minutes

Colleen was selected as President

CoHo Board of Directors Decisions

The 2015-2016 HOA budget was approved by consensus.

CoHotopia Board of Directors Decisions

None

Design Review Announcements

None

Announcements

April: lost and found items are on clothes rack outside common house

Anne: wood on east side of bike barn--placed so Dave can drive to his house

Colleen: reminder to celebrate achievements at fall Wellness Retreat

Anne: need folks to coordinate ordering/delivery of meals (Cafe Yumm, pizza)

Richard: at retreat, use paper plates or wash our dishes back at CoHo?

Xochil: watch for email to sign up for retreat meals

Valerie: folks could bring their own plates/utensils

Juva: checked with pool folks about recruiting lifeguards; still need help finding someone

Linda: confirmed new housemate from China studying business; still has second room to rent

Steve: his band will perform at next Saturday market under the big tent!

April: Wild Yeast Bakery and Slow Food Corvallis cosponsoring tour at Green Willow Farms next week; April has flyers

Amaris: needs caregiver for Opa or places for respite care for a few days at a time

April: NVC "growing love in community" workshops this fall; selecting the weekends from poll; watch doors for registration forms

Juva: for HUB--would like volunteer to handle admin for NVC basics class

Debby: has floor lamps to give away

Nancy: compost is available at far end and elsewhere; beautiful! 2 years old so needs to be sieved. Take up to two wheelbarrow loads

Preview Agenda & Quorum Check

Agenda okay.

Quorum check — see above for results.

2015-2016 Budget

Presenters: Craig

Purpose: Consensus

Supporting Documents: 2015-2016 Draft Budget.3

No changes since last month. Finance Team did not review the option of raising patio project funding from \$3,000. The 2015-2016 budget was adopted by consensus.

Selection of Steering Council President

Presenters: Richard

Purpose: Consensus

Supporting Documents: None.

Colleen's selection as President was approved by consensus.

Selection of Steering Council Member

Presenters: Richard

Purpose: Consensus

Supporting Documents: JobDescription_SC.pdf, CoHo Selection Process abbreviated-4

Jim was selected to serve on Steering Council.

Irrigation Slide Show

Presenters: Meta

Purpose: Information

Supporting Documents: None.

Shared map and slideshows to provide general idea of resources available. This will help identify sources of leaks when we run out of water.

1Hydrantcistern

2Hydrantgarage

3HydrantLeela

4no photo

5PinkCircMike

6PinkCircAmi

7HoseBibDave (near hot tub)

8HoseBibOrchard

9HoseBibKimdonEast

10HomeBibKimdonWest

14HoseBibNancy
15PinkCircLinda (now a spigot)
16HoseBibCompost
18HoseBibGardenSouth
19HoseBibJuva
20HoseBibJodi
21HoseBibBruce
22HoseBibSandbox
23HoseBibMeta
24PipeMeta (along both sides of building 9; they have red handles)
25PipeAmy
27HoseBibApril
30HoseBibSergio
34HoseBibAprilStreet
35HoseBibColleenStreet
36PipeAmyStreetNorth
37PipeAmyStreetSouth
38PipeMetaStreet
41HydrantRhuartigus
43HoseBibNECommonH
43PinkCircle
46HoseBibKarenbibShed

Amaris: Purpose? So more folks could be aware of resources. Don't have a system for who and when.

Jim: do you have smaller copy of map? No

Juva: Thanks. Did nice job presenting.

Leela: Put map with numbers on sheet in plastic sleeve; store inside well pump house.

Valerie: Many have timers. Found some on manual setting (oops--it doesn't shut off). Don't use the "m" setting.

Jim: Could get page reduced.

Leela: Reinforced usefulness of timers.

Amaris: Could divide map into sections so work could be divided up.

Meta has 6 copies; Peter has one.

Valerie: Will be contact person for those willing to assist and how they'd like to help.

Juva: Rather than use "m" to hand water, turn on for a few minutes instead.

Meta: Ideas--put numbers on the circle/bibs, etc. to match the maps.

Appreciations

Juva: Support when Ray was here. (Xochil did a lot of cooking.) Susie helped paint the top of the pergola.

Nancy: Folks who put chips on path and plants.

Anna: Thanks for wearing nametags. Nice to be here.

Debby: Loyal/Susie for arranging didgeridoo concert.

Dennis: Folks who rush up to sign up for retreat volunteer slots.

Amaris: Folks who put up drying racks/spinners around CoHo.

April: Folks who are giving plum ripeness advice. Asian pears are getting ripe. When bright yellow and come off easily, they are ready!

Mike: People who worked on island near cemetery entrance--April, Ted, Deborah.

Leela: Amy for recycling help, representing CoHo and Southtown.

Jim: Meta and Nancy for being gardening mentors. Learning and having fun.

Richard: Jim for getting out power washer to get plum area cleaned up. Machine needs repair!

Closing & Adjournment

Meeting adjourned early.

Unit Owner Quorum for Business Meetings (% of meetings)

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no business meetings in May or June) (30%)