

## Decision Log

Decisions made by Dean Smith and Jennie Lindberg 2016-2018 before other members joined:

- Marysville property of 4.75 acres was obtained
- Mortgage was obtained on the property
- The existing house was rented to partially cover mortgage payments
- Attorney, Deane Minor, (Tuohy, Minor, Kruse) was engaged to develop an operating agreements, and form a Limited Liability Corporation for our project
- Architect, Grace Kim, and her organization, Schemata Workshop, were engaged for the project
- Developer, Julie Howe, of Urban-Evo, was engaged to work with us in developing the project (she found the parcel that was purchased)
- A business bank account with BECU was opened, with Jennie Lindberg and Dean Smith as signers on the account
- A simple spreadsheet was set up to track business expenses related to the project; payment for all expenses were from Dean Smith and Jennie Lindberg's personal resources
- We developed a relationship with banker Dave Porter, who understands our project and has agreed to prequalify members
- A mission statement, vision statement and list of values were created
- A membership agreement was created which establishes the responsibilities and rights of "Explorers" and full members along with a cost to join
- The name "Sunnyside Village Cohousing" was chosen
- The project will be multigenerational
- The project will provide significant space for a vegetable garden, orchard and berry patch
- The community will have a focus on producing food for the community's consumption
- The project will include a Common House which will have at minimum, meeting space for the entire community, a kitchen, bathroom(s), and guest rooms
- There will be 20-30 dwelling units
- We will request the city of Marysville allow cottage development in the R4.5 zone
- The buildings will be built sustainably with a low carbon footprint for maintenance as well as construction
- The buildings will at minimum be designed to easily install solar panels, or will include the installation of solar panels
- The dwelling units will be laid out in a "pocket neighborhood" design
- The "N Street Model of Consensus" was adopted
- Business meetings are held on the second and fourth Sundays of each month, with a social gathering before one of the meetings

### ***Proposed goals to be accomplished by June 2019:***

Training for all members in meeting facilitation

Training for all members in sociocracy

Create a new-member orientation

Establish working teams for Membership & Marketing, Process, Finance & Legal, Design and Development; and have a steering committee (which consists of the leaders of each of the working teams)

Define what these teams should do, the extent of their role, what they are responsible for, what decisions they may make and what decisions should be brought to the group (let the teams

make as many decisions as possible). Don't use the plenary to make decisions the team can make

Read Many Voices One Song (especially Aims and Domains)

**Answer these questions:**

What qualifies a member to block a vote or decision (length of time as a member?)

When is "a member" a household, and when is a member an individual, and/or adult?

Can people under 18 years old vote?

What does "presence" at a meeting mean (electronic/phone?) allow proxy?

What percentage of the membership constitutes a quorum?

How to handle electronic/virtual meetings (hybrid, or all in-person or all-virtual?)

Who sets the agenda? How much in advance does it need to be sent out?

Thoughtful ideas from Karen Gimnig:

If you are creating a rule in order to make someone do something they wouldn't ordinarily do, you are out of relationship.

Bridging circle: three rounds, with mirroring what each person says

"You are amazing" 3 minutes of looking at each person

"Rules" vs "Best Practice" - don't make a long list of rules; instead have "best practices" which encourage people to do their best; the culture around consensus is more important than the rules

No amount of rules will bring the safety that a culture of consensus brings