

Decision Making Process
NYLAND WHOLE-GROUP DECISION-MAKING AGREEMENT PROPOSAL
(Clarification Revision May 2018)

DECISION-MAKING METHOD

Nyland is a self-managing community. Community Action Groups (CAGs) are formed to take responsibility for a share of community work and to gain related expertise. The collective community provides the vision and values. The CAGs share their expertise and make it happen.

Nyland uses a consensus-oriented process in bringing proposals to a decision, using super majority polling/vote for completion.

Consensus-oriented means that we strive to include all voices in the formation and implementation of our decisions. We all strive to vote based on what is best for the community as a whole. Knowing that perfection is impossible, we strive to make decisions we can unite around and which can be amended as need arises.

TYPES OF DECISIONS COVERED BY THIS AGREEMENT

I. CAG Decisions: *CAGs make decisions within their authorized responsibility and budget. CAGs act as a representative of the entire community, and make decisions that reflect Nyland's mission and shared agreements.*

When decisions propose a shift from the way Nyland has historically operated and/or the cultural norms of Nyland are challenged, collective community input is required. If there is uncertainty about whether a given decision should be made by a CAG or by the whole community, the decision should be made by the whole community.

II. Community-Wide Decisions: *The entire community makes decisions regarding long-term planning and the fundamental principles and agreements of the community. These decisions are made by all adult residents, and can be made in person or by casting a vote on the polling board. A proposal must receive 60 "yes" votes to pass.*

Community-wide decisions include:

- CAG charters
- Modification of existing agreements
- Social policies and procedures
- Administrative and structural issues

Community members commit to follow any agreements that come from these decisions.

III. Financial and legal decisions are made by homeowners; 1 vote per household. ***A proposal must have 80% participation (34 households) with two-thirds (28 households) responding yes to pass.***

Financial and legal decisions include:

- Annual budget
- Capital improvements
- Election of board members
- Modification of CC&Rs

this is the only change from the 1/2018 version

PROCEDURE FOR COMMUNITY – WIDE DECISIONS

1. Process

- a. *Collect a broad spectrum of input from all stakeholders.*
- b. *Make a collective list of community's needs and concerns.*
- c. *Collaboratively build a proposal that meets all the needs as much as possible.*
- d. *Modify the proposal in response to feedback.*

2. Content of the Proposal

- a. Anyone – individual, CAG, or task force - can bring an idea and/or proposal to the community. Wellbeing CAG is available for support in the proposal process.
- b. Proposals must include:
 - i. The goals of the proposal (what issue are we addressing?)
 - ii. Cost of the proposal
 - iii. Impact of the proposal
 - iv. Plan for implementation & maintenance

3. Community Engagement

- a. Proposals must be presented at a minimum of **two meetings at least two weeks apart** to allow for full discussion and amendment. These may be monthly community meetings or special meetings called specifically to discuss the proposal.
- b. *Every Nylander needs to keep informed about proposals moving through the decision making process.*
 - i. *Educate yourself - read the proposal or attend a meeting where it is introduced and discussed.*
 - ii. *Respond by e-mail or in the meeting with your support of the proposal or suggest revisions.*
 - iii. *Vote in the final polling.*
- c. It is the responsibility of dissenting members to a proposal to offer their dissenting opinion **before** the final proposal is presented for voting at a community meeting. The sponsor of a proposal will conduct due diligence to obtain dissenting input and to offer different modes for input (i.e. email, message board, face to face, meetings).
- d. Members must be **given notice at least two weeks** before each meeting, via the Natter, the bulletin board, and in individual cubbies. **The fact that voting will take place at the meeting needs to be clearly stated in the notice.**

4. Completing the process/ Coming to Closure

- a. Voting may take place at the second (or subsequent) meeting. **Members who are not present at that meeting have four weeks** to cast their vote in person or by signing the polling sheet posted in the Common House.
- b. After collecting the required signatures, the sponsor will have a member of the BOD sign off validating that the required number of signatures is met.
- c. The proposal and signatures will be given to the webmaster for archiving on the website.

(Note: these paragraphs were hand-written in at the community meeting in December 2016 and were in the copy of the proposal people passed.

Polling For Decision Making Proposal

First	Last	Address	For	Against	Stand Aside
Vote by signing your name in whichever column you're voting - not by a checkmark!					
Polling starts: 5/17/18					
Polling ends: 6/14/18					
This proposal will be approved when 60 or more residents vote 'For' the proposal.					
Aiya	Staller	3587 Apt 1			
AmyBeth	Fischhoff	3543 Apt 1	<i>AmyBeth Fischhoff</i>		
Anca	van Assendefft	3518	<i>Anca van Assendefft</i>		
Ann	Griffin	3550 Apt 1	<i>Ann Griffin</i>		
Barbara	Kulton	3586	<i>Barbara Kulton</i>		
Barry	Ryan	3591	<i>Barry Ryan</i>		
Bob	Bruegel	3577	<i>Bob Bruegel</i>		
Brenda	Beeley	3551			
Carol	Gibson	3514 Apt 1			
Colette	Bruegel	3577			
Coy	Chanders	3578	<i>Coy Chanders</i>		
Cynthia	Rouillard	3599	<i>Cynthia Rouillard</i>		
Dan	Epperson	3501			
Dan	Glick	3558	<i>Dan Glick</i>		
Dave	Schneider	3530	<i>Dave Schneider</i>		
David	Lowell	3506	<i>David Lowell</i>		
David	Rubine	3594	<i>David Rubine</i>		
Dawn	Shuck	3594			
Debra	Kloor	3591	<i>Debra Kloor</i>		
Denise	Ladwig	3591 Apt 1			
Derek	Scefonas	3547 Apt 2			
Duke	Cvar	3582	<i>Duke Cvar</i>		
Gary	Rodriguez	3582 Apt 1			
Gregory	Rouillard	3599			
Heidi	Henriksen/Con	3543	<i>Heidi Henriksen/Con</i>		
Holly	Wilder	3542	<i>Holly Wilder</i>		
Ilyse	Streim	3594	<i>Ilyse Streim</i>		
James	Damman	3558 Apt 1	<i>James Damman</i>		
Jan	Malone	3502 Apt 1			
Jean	Leonard	3505	<i>Jean Leonard</i>		

FOR

AGAINST

STAND ASIDE

Jeff	Jones	3537	<i>Jeff Jones</i>		
Jesse	Dow	3573			
Jill	Scefonas	3547 Apt 2			
Jim	Beckmeyer	3535	<i>Jim Beckmeyer</i>		
Jim	Edwards	3583			
JoLee	Wingerson	3509	<i>JoLee Wingerson</i>		
Joanne	Christensen	3595	<i>Joanne Christensen</i>		
John	Hoelle	3522	<i>John Hoelle</i>		
Joy	Cleary	3554 Apt 1			
Karlin	Bruegel	3577			
Katie	Wise Hoelle	3522	<i>Katie Wise Hoelle</i>		
Kelli	Soika	3590	<i>Kelli Soika</i>		
Kiki	Chanders	3578	<i>Kiki Chanders</i>		
Kimeri	Brown	3506	<i>Kimeri Brown</i>		
Kirk	Anthony	3542 Apt 1	<i>Kirk Anthony</i>		
Kristin	McLean	3513			
Lara	Miller	3535	<i>Lara Miller</i>		
Lena	Dow	3573	<i>Lena Dow</i>		
Leslie	Brown	3534	<i>Leslie Brown</i>		
Leslie	Dodson	3558	<i>Leslie Dodson</i>		
Leslie	Potter	3546	<i>Leslie Potter</i>		
Leslie	Verdi	3509	<i>Leslie Verdi</i>		
Lisa	Calcagno	3509 Apt 1			
Lisa	Chatham	3526			
Lisa	Goedert	3555	<i>Lisa Goedert</i>		
Loretta	Carridan	3514	<i>Loretta Carridan</i>		
Lydia	Ferrante-Roseberry	3517	<i>Lydia Ferrante-Roseberry</i>		
Marian	Dines	3595	<i>Marian Dines</i>		
Marilyn	Guy	3559			
Marina	Daniels	3502	<i>Marina Daniels</i>		
Mary	Klages	3570	<i>Mary Klages</i>		
Matt	Nathan	3510	<i>Matt Nathan</i>		
Mike	Cohen	3513 Apt 1	<i>Mike Cohen</i>		
Mike	Soika	3590	<i>Mike Soika</i>		
Mindy	Smolowitz	3535 Apt 1			

FOR

AGAINST

STAND
ASIDE

Myrta	Velez	3587	<i>Myrta Velez</i>		
Neal	Conner	3543	<i>Neal Conner</i>		
Oak	Dimson	3538 Apt 1			
Olivier	Goedert	3555	<i>Olivier Goedert</i>		
Patty	Kulton	3586			
Phil	Ferrante-Roseberry	3517	<i>Phil Ferrante-Roseberry</i>		
Ruth	Steele	3501			
Sarah	McCoy	3514 Apt 2	<i>Sarah McCoy</i>		
Scott	Lilleston	3502	<i>Scott Lilleston</i>		
Sheila	Gentry	3574	<i>Sheila Gentry</i>		
Sheila	Schneider	3530	<i>Sheila Schneider</i>		
Stephen	LeClair	3554	<i>Stephen LeClair</i>		
Stuart	Dimson	3538			
Susan	Feathers	3518	<i>Susan Feathers</i>		
Susan	LeClair	3554	<i>Susan LeClair</i>		
Susan	MacLachlan/Di	3538	<i>Susan MacLachlan/Di</i>		
Susanne	Menge	3547 Apt 1			
Suzanne	Plaut	3510			
Til	Luchau	3514	<i>Til Luchau</i>		
Todd	McMillen	3598	<i>Todd McMillen</i>		
Toria	Thompson	3550	<i>Toria Thompson</i>		
Vanessa	Baird	3547	<i>Vanessa Baird</i>		