

NYLAND WHOLE-GROUP DECISION-MAKING AGREEMENT PROPOSAL (to replace current decision making agreement)

DECISION-MAKING METHOD

We use a **consensus-oriented voting** system to make whole-group decisions at Nyland.

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

Financial and legal decisions are made by homeowners; 1 vote per household. Financial and legal decisions include:

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

The Board will ensure that these decisions are made according to the CC and R's.

Community-wide social decisions that have not been delegated to CAGs 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 social decisions include:

- Administrative and structural issues
 - CAG charters
 - Modification of existing agreements
- Social policies and procedures
 - Anything that requires community-wide member commitment, buy-in, and/or action

PROCEDURE

1. Anyone – individual, CAG, or task force - can bring an idea and/or proposal to the community.
2. Proposals must include:
 - a. The goals of the proposal (what issue are we addressing?)
 - b. Cost of the proposal
 - c. Impact of the proposal
 - d. Plan for implementation & maintenance
 - e. Time at which proposal will be reviewed or sunset
3. 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.
4. 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).
5. 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.**
6. Voting may take place at the second (or subsequent) meeting. **Members who are not present at that meeting have two weeks** to cast their vote in person or by signing the polling sheet posted in the Common House.

Decision Making Polling Count

Support = 64

Stand Aside = 6

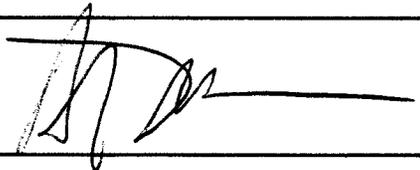
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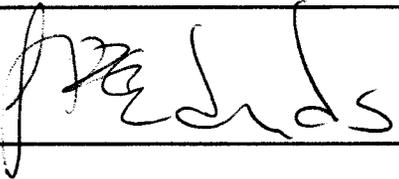
Total number of voting community members = 85

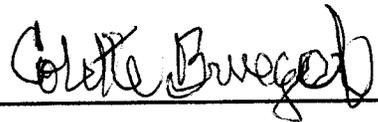
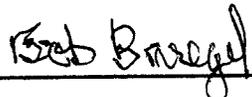
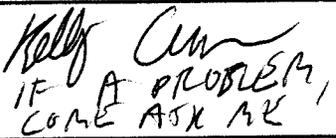
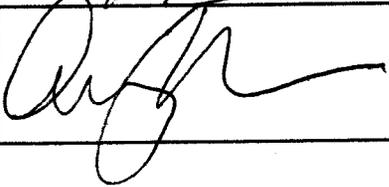
PASSED! Yeah!

Public Closing Date: February 2, 2013

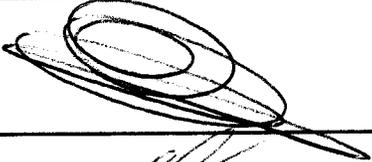
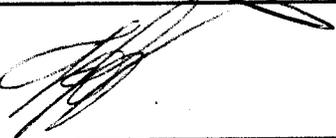
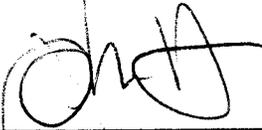
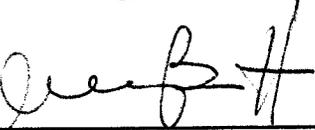
See attached document regarding details of proposal: Decision Making Agreement Proposal

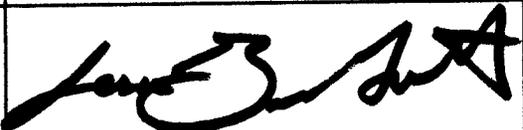
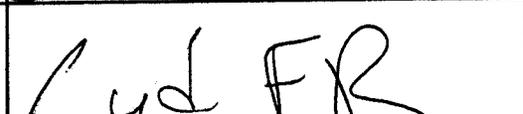
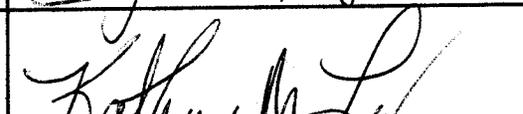
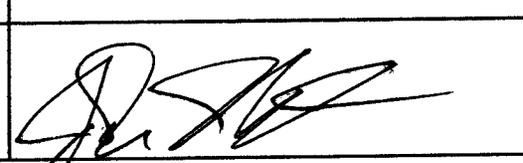
Resident	Support	Stand Aside	Block
Cynthia Rouillard	Already Signed		
Greg Rouillard	Already Signed		
Todd McMillan			
Amy Trombly			
Jim Connors			
Marian Dines	Already Signed		
JoAnne Christenson			

Resident	Support	Stand Aside	Block
Myrta Velez			
Gina Harlow			
Dan Glick			
Leslie Dodson			
Jim Edwards			
Barbara Kulton			
Deb Kloor			
Barry Ryan			
Duke Cvar			

Resident	Support	Stand Aside	Block
Sarah Cvar			
Collette Bruegel			
Bob Bruegel			
Coy Chanders			
Kiki Chanders			
Jesse Dow			
Lena Dow			
Kelly Garrett		 IF A PROBLEM, COME ASK ME	
Amy Kristjanson			

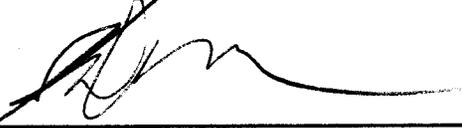
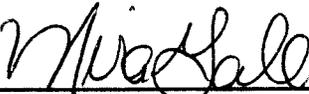
Resident	Support	Stand Aside	Block
Mary Klages	Already Signed		
Ruth Steele	Signed by email		
Dan Epperson	Signed by email		
Satya Bella	Satya Bella		
Chris Sherwin	C. M. S.		
Jean Leonard	Jean Leonard		
Marina Daniels	Already Signed		
Kimeri Lowell	Kimeri Lowell		
David Lowell	David Lowell		

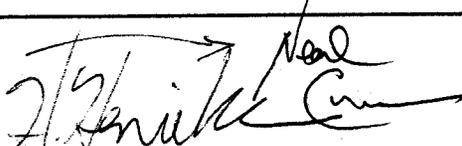
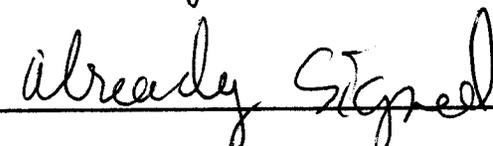
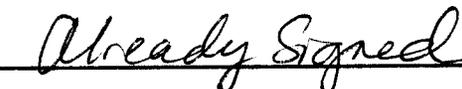
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Leslie Verde	Leslie Verde		
Joy Cleary	Joy Cleary		
Tere Mann	Already Signed		
Rosie Sullivan	Rosie Sullivan		
Daniel Rirdan			
Yulia Rirdan			
John Hoelle			
Katie Wise Hoelle			
Amy Beth Fischhoff			

Resident	Support	Stand Aside	Block
Til Luchau			
Loretta Luchau			
Zvi Ish Shalom			
Jesse Bulpett			
Phil Ferrante-Roseberry			
Lydia Ferrante Roseberry			
Kathryn Lorenz			
Leslie Wilson			
John Kristjanson			

Resident	Support	Stand Aside	Block
David Rubine			
Ilyse Streim	<i>Ilyse Streim</i>		
Dawn Schuck			
Lisa Chatham	<i>Already Signed</i>		
✓ Dave Schneider	<i>Dave Schneider</i>		
Sheila Schneider		<i>Sheila Schneider</i>	
Jim Damman			
Suzanne Franke	<i>Suzanne Franke</i>		
Irving Franke	<i>Irving Franke</i>		

X

Resident	Support	Stand Aside	Block
Lara Miller			
Jim Beckmeyer			
Mindy Smolowitz			
Susan Dimson			
Stuart Dimson			
Mira Gale			
Jeff Jones			
Stephanie Barnhizer			
Holly Wilder			

Resident	Support	Stand Aside	Block
Kirk Anthony			
Neal Conner Heidi Hendrikson			
Kathy Corcoran			
Michael Corcoran			
Leslie Potter			
Sheila Gentry			
Ty Romijn			
Toria Thompson			
Ann Griffin			

Resident	Support	Stand Aside	Block
Lisa Goedert	Already Signed		
Don Kassner			
Casandra Kimble	<i>Casandra Kimble</i>		
Marilyn Guy		Already Signed	
Scott Littleston	via email <i>SG</i>		
Oliver Goedert	<i>Oliver Goedert</i>		

Decision Making Proposal 1/19/13

My signature indicates a "yes" vote for the decision-making proposal:

House #

Amy Kristjanson _____

Amy Trombly _____

Amy-Beth Fischhoff _____

Ann Griffin *A. Griffin* _____

Barbara Kulton _____

Barry Ryan _____

Bob Bruegel *Bob Bruegel* _____

Brenda Beeley _____

Cassandra Kimble _____

Chris Sherwin _____

Colette Bruegel *Colette Bruegel* _____

Coy Chandlers _____

Cynthia Rouillard *[Signature]* _____

Dan Epperson _____

Daniel Glick _____

Daniel Rirdan _____

Darcy Greenwald _____

David Lowell _____

David Schneider _____

Dawn Shuck _____

Debra Kloor *Debra Kloor* _____

Don Kassner _____

Duke Cvar _____

Gina Harlow _____

Greg Rouillard



Heidi Henriksen

Holly Wilder

Ilyse Streim

Irving Franke

James Beckmeyer

James Connors

Jean Leonard

Jeff Jones

Jesse Dow

Jesse Bulpett

Jim Edwards

Jim Damman

Joanne Christensen

John Kristjanson

John Hoelle

Joy Cleary

Kathryn Lorenz

Kathy Corcoran

Katie Wise Hoelle

Kelly Garrett

Kiki Chanders

Kimeri Brown

Kirk Anthony

Lara Miller _____

Lena Dow _____

• Leslie Potter _____

Leslie Dodson _____

Leslie Verde _____

Leslie Wilson _____

• Lisa Goedert _____

• Lisa Chatham _____

Loretta Caridan Luchau _____

Lydia Ferrante-Roseberry _____

• Marian Dines _____

• Marilyn Guy _____

• Marina Daniels _____

• Mary Klages _____

• Michael Corcoran _____

Mindy Smolowitz _____

Mira Gale _____

Myrta Velez _____

Olivier Goedert _____

Phil Ferrante-Roseberry _____

Rosie Sullivan _____

Ruth Steele _____

Sarah Cvar _____

Satya Bella _____

Leslie Potter

Lisa Goedert

Lisa Chatham

Marian Dines

"stand aside" Marilyn Guy

Marina Daniels

Mary Klages ~~XXXXXXXXXXXXXXXXXXXX~~

MICHAEL CORCORAN

Scott Littleston

Sheila Schneider

3547 • Sheila Gentry

yes - Sheila Gentry

Stephanie Barnhizer

Stuart Dimson

Susan MacLachlan/Dimson

Suzanne Franke

• Teresa (Tere) Mann

yes - Teresa Mann

Til Luchau

Todd McMillen

Toria Thompson

Ty Romijn

Yulia Rirdan

Zvi Ish-Shalom

If for some reason, you are not on this list, please print and sign your name here:
