

Decision Making Process
NYLAND WHOLE-GROUP DECISION-MAKING AGREEMENT PROPOSAL
(Proposed Revision December 2016)

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. Financial and legal decisions include:

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

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 Board of Directors 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.