

NEW WEST COHOUSING - GENERAL MEETING  
JULY 21, 2019

ATTENDEES

Deborah  
Jessica + Mike  
Roman  
Mike (via phone)  
Judith  
Lee  
Ann  
Jennifer

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Today's Agenda:

1. Vote on Membership Structure

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Introduction to Consensus Cards:

Discussion

Green - to make a comment, give an opinion, or ask a question

Yellow - to clarify or ask for clarification, not to offer opinion or comment - takes priority over green (yellow trumps green)

Blue - to indicate a problem with the process or the need for a break. May be raised at any time during discussion and takes priority over green and yellow (blue trumps yellow)

Decision Making

Green - to assent to the proposal

Yellow - to stand aside if you disagree with the proposal but will not stand in its way

Red - indicates standing in the way of a decision. A rare and extreme form of dissent taken only if you believe that a basic principle or value of the group is being violated by a proposal

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Floor Open for Discussion re: Membership Structure

Social Membership Questions and Comments

- If requested, things like meeting minutes should be available to potential members (transparency)

Associate Membership Questions and Comments

- membership fee and frequency has not been determined

Equity Membership Questions and Comments

- lots of discussion around deposits being refundable

- will need financial commitment for the project to move forward

- deposit being refundable will (potentially) depend on what stage of the project, the circumstance, etc.

- Deposit Structure TBD at this time (Membership Structure language amended to reflect this)

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- The Membership fee to remain non-refundable

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Membership Structure - VOTE

Vote on the Proposed Membership Structure (with today's amendment)

Mike Knauer - Called To Vote

Mike Newman - Seconded

Motion carried unanimously by attendees.

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Suggested Next Steps:

- a) Membership structure - details
- b) Form task groups
- c) Define Mission and Values

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Discussed Briefly Associate Membership Fee

- who to collect
- how to hold moneys
- decided we require more information about becoming a non-profit or member-funded society
- need to define associate membership price and frequency

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Discussed Values and Passions

Common answers:

- passionate about the general idea of cohousing and supporting one another
- aging in place and passing along to future generations
- how to design for and accommodate the act of living and community
- community architecture and the rezoning process

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Meeting with the City of New Westminster (July 15)

Mike Knauer + Jessica Little

Meeting was held between New West Cohousing (Mike + Jessica), Mike Watson (St. Planner - New West), and John Stark (Sr. Social Planner)

Summary

- a) "AFFORDABLE HOUSING PROJECTS ON SMALL SITES" Program (<https://www.newwestcity.ca/housing/affordable-housing#SmallSites>)
- City has land to donate to affordable housing projects

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- will be releasing an EXPRESSION OF INTEREST (EOI) in September for two sites: one in Queensborough and one on the mainland
  - once EOI is release, we'll have 8 weeks to draft a response
  - we'll need to demonstrate that we're a functioning non-profit society and how we plan to ensure affordability
- b) City identified two sites they would support our proposal (currently privately owned)
- 335 & 331 - 13 Street (may be able to provide part of the road right-of-way and close the street to Stewardson Way)
  - 215 Columbia St. E. (long lot - will allow us access off the lane)

(to be discussed further at next meeting)

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Other News

1. 240 Sherbrook (Copperstone)
  - 20,000 square feet available on their property and is zoned for more density
  - could potentially buy or lease the land
  - letter has been addressed to their strata presenting this idea
2. CMHC - Mike had a brief phone meeting
  - we're eligible for funding
  - \$300K funding available once we have land (to cover consulting fees)

(to be discussed further at next meeting)

NEXT MEETING:  
MONDAY, JULY 29  
NEW WESTMINSTER LIBRARY - ASH ROOM  
0630 - 0900

(SEE FOLLOWING PAGE FOR NEXT MEETINGS AGENDA)

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**JULY 29, 2019 AGENDA**

**1. DISCUSS SITES**

- 335 & 331 - 13 Street
- 215 Columbia St. E.
- 240 Sherbrook

**2. EOI RESPONSE**

- Objective: identify what we need to respond and develop a plan
- Discuss: presentation to council prior to EOI to become a familiar presence

**3. DEVELOP SOCIAL AND BUSINESS MEETING CALENDAR**

- Proposed: 2 social meeting and 2 business meetings per month
- bring your schedules to identify which days work best
- Objective: define cohousing schedule (e.g. every first and third Sunday for social)

**4. ASSOCIATE MEMBERSHIP FEE**

- Objective: identify fee and frequency (i.e. one time fee or monthly membership)
- Discuss: who will be collecting the fee and keeping track of membership

**5. FORMING TASK GROUPS**

- Proposed:
  - a) Membership and Outreach
  - b) Financial and Facilitation
  - c) Land selection and Design