

Stone Curves Decision Logs

2005

4/2/05 CIT and FT meeting with Jim Leach

-SC approved wording of agreement to define “final completion” of construction (see minutes)

7/22/06 Parents Meeting

-*no decisions made*

2006

8/10/06 Kids and Nature House

- Kitchen available to children only with adult present.
- Items from kitchen not to be taken to playground or grass.
- Only items from nature allowed in the Nature House, except form durable home-making items.
- The area will be cleaned and organized to prepare for inspection.

SC Decision log 2007

Categories:

CA Construction Interface (original construction)

IT Infrastructure Team(grounds and maintenance)

CH CHIC (common house)

FL Finance and Legal

Ma Marketing (selling units)

P Process (self-governance, meetings, conflict mediation)

GT Green Team (environment, garden, lighting, landscaping, pet policy)

Me Membership (welcoming, community building activities)

2/11/07 Vision team

-Will meet weekly from 3:30 to 5:30 until the transition process to new governance is over.

2/18/07 Vision Team

IT -Install keypad paid for by Lovells and revisit this decision at a future time, if needed.

3/11/07 All-community Vision Team

-Retain Joan Wikes to see Stage 3 development plan through City permitting procedures

IT -Pool landscaping plan will be funded by the \$3100 Groundskeeper settlement money received from Wonderland Kills. Six cutouts in cement decking will be made to permit future shade structure footings.

IT -Accept Sunland's bid of \$1621 to fill trench near gate in south parking lot. This does not reflect a commitment to an asphalt parking lot in the future.

3/25/07 Vision Team

IT -Taskmaster Carol Rose (+ 1 co-taskmaster) will identify people responsible for various maintenance areas, and request a quarterly report to the vision team regarding their areas.

-5 copies of the Income Expense report and Balance Sheet will be provided and reviewed each month.

-New pedestrian gates will be locked at all times.

IT -Christine will contract with Overland to fix light in south parking lot, funded by Contract Labor fund.

4/15/07 Vision Team

-Vision Team meetings on 1st and 3rd Sundays will deal with business issues. 2nd and 4th Sundays will deal with governance process.

5/6/07 Vision Team

IT -Pool shade structure will be blue, funded with \$1200 profit share money

5/27/07 VT meeting

-VT facilitator role will rotate each week. Facilitator can ask for a co-facilitator.

-Core VT members will notify Communications Liaison to VT by the Wednesday before the meeting they are unable to attend.

-If Communication Liaison learns that quorum will not be found, s/he will notify co-facilitators, who will cancel the meeting.

-The originator of an agenda item (or their representative) must be present at VT meeting in order for the item to be considered.

-VT will set agendas and co-facilitators for subsequent business/process meetings at current business/process meetings.

-Any community member may add additional agenda items by the Sunday preceding the meeting.

-Co-facilitators will prioritize and set final agenda by the Wednesday preceding the meeting, and notify anyone whose agenda item will not be heard.

6/3/07 VT meeting

-Pool rules were set (See detailed minutes for entire list of pool rules decided on).

IT -On issue 4 – Nelson authorized to repair thermostat and install lock box.

IT -On issue 2 – Profit share group will pay Saylor-Brown \$1315 for labor and blueprints.

IT - GT -Leftover funds from cistern and grant will cover unknown costs of greywater.

6/17/07 VT Business Meeting

-Stonecurves members are advised not to climb onto any roof except for maintenance.

-Locks for pool area decided on (and outlined in minutes).

-Reimburse Tyler.

-Newspaper carriers get a code to the south parking lot.

-More pool rules outlined in minutes.

-Footprint of workshop decided on and outlined in minutes.

6/24/07 VT Process meeting

no recorded decisions

7/22/07 VT Process Meeting

-When a new policy goes into effect, a hard copy will be distributed to each household and mailed to off-site homeowners.

-Approved Jean's modified worksheet for individual authorization of funds.

8/5/07 VT meeting

-Vikki approved for reimbursement of cleaning supplies and light globes in CH.

8/12/ 07 VT meeting

-Proposal worksheet approved with minor edits

9/6/07 VT meeting

- Procedure for replacing 2 retiring VT members: candidates submit a few sentences about themselves to the team. Election will be held 8/16 at community meeting.
- Cistern painting to be funded from Workshops and Seminars budget.

9/9/07 VT meeting

- Certain individuals have purchasing authority in certain areas (see minutes for details)
- Nominations for VT core member replacements will be solicited from community.
- Up to \$450 from Workshops/Seminars budget approved for cistern painting.

9/16/07 VT meeting

- Individuals approved for line-item authority (outlined in minutes)
- Lois will oversee repair of guestroom shower.
- Kevin and Whitney elected to replace Core VT members Shawn and Lois.

10/7/07 VT meeting

- More individuals approved for line-item authority (outlined in minutes).
- \$135 approved for consultation on guest shower repair.
- Ringer's Lawn Restorer will be used to fertilize lawn twice a year, if it costs less than \$100.

10/21/07 VT meeting

no decisions

11/4/07 VT meeting

- 2008 budget approved.

-Meeting facilitators will be responsible for reviewing the next meeting's proposals.

11/18/07 VT meeting

-Hire Innovative Management Services for bookkeeping.

-Chicken proposal approved with conditions that coops for no more than 25 chickens will be located as far as possible from village 3 and the project will be re-examined in 6 months. Up to \$400 approved from Profit Share funds for the project.

12/2/07 VT meeting

-Jean given line-item authority to buy office supplies.

-Tree-pruning proposal approved. Tyler overseeing project.

-Job-sharing proposal with Caroline's addenda potentially approved with 13 households present. Formal decision postponed until 12/16 meeting.

2008

2/3/08 VT

no decisions

2/17/08 VT

-Sunstate Construction approved to repair Long's home at \$2750 (Sharon and Christine)

-\$123.52 to reimburse Eugene and Alan S. for emergency CH locks

- Gila Sign company to make interior directional maps and signs at \$1140

3/16/08 VT

-VT voting procedures clarified

-People other than core VT members can be authorized to sign community checks.

-Run-off voting proposal approved with a minor change. Anyone with a proposal can request this process rather than consensus.

5.4.08 VT

-Kathy Olsen New VT secretary

-2008 pool maintenance team announced

-Garth's proposal for SC solar hot water eligibility approved.

5/18/08 VT

-\$250 per person for up to 2 people to go to 2009 Cohousing Conference.

-Solar blanket and reel approved to cover pool.

6/1/08 VT

-Workshop project: will be 800sqft bldg. on 1200sqft pad. Bob pays for 400sqft of the pad.

-Reimburse \$108 start-up overage for chicken coop, plus \$50 for automated watering system, all from profit share.

-Funds for sealing and caulking projects will be taken from reserve property site, element fund.

8/3/08 VT

no decisions

8/17/08 VT

-Budget planning will begin in September

10/5/08 VT

-Approved funding for a newsletter

-\$1500 from profit share to fund painting and draperies in kitchen, dining and living rooms of CH.

-\$50 approved to feed layer pellets to chickens on SC Main Street as emergency bailout measure.

12/7/08 VT

-Christine Johnson 2009 treasurer

-reimbursement proposal approved with 1 amendment: reimbursement will be made within 30 days of submission of expense form.

2010

1/31/10 community meeting

Me- Community members update bios

2/28/10 Community meeting

-Garage fire sprinkler system to be funded with \$1300 profit share money. See minutes for conditions.

-Tyler in charge of pruning tree west of Rebecca's unit.

4/10/10 Pool team

-*no major decisions*

4/18/10 quarterly meeting

-Member Manual revised and updated.

-Two changes in line-item spending authority

6/17/10 Community Meeting

-Stucco job (roof edge caps) : Jim to requests a long-term solution analysis/bid from competitor with the goal of getting one more comparable bid to Rios. If Desert View can't start before August, hire for an analysis of current bid.

-Borrow balance against \$18K from reserves that will be replenished in 2011

6/19/10 Community Meeting

-Statute of Limitations: labor projects should be done in 3 months unless otherwise requested by proposer of project.

6/27/10 Community Meeting

- Stucco job: Rios bid approved pending conditions (see minutes)
- Aqua Solutions will service pool 1x/week in Jun, Jul, Aug, Sep at \$110/month
- Link to Tucson Cohousing to go on SC website.

7/11/10 Community Meeting

- Facilities Manager proposal approved

7/18/10 Community Meeting

- Line Item Authority to Kevin Lopez for Office Supplies

8/10/10 IT

- \$5000 approved for a facilities manager
- \$25K for remaining stucco repair to come from profit share.
- village reps, IT point person, and facilities liaison will have appointed alternates.

9/26/10 Green Team

no decisions made

9/12/10 Community Meeting

- Re-key all common key locks and install sliding latch on back laundry room door, both funded by Operating.
- phony video cameras and surveillance signs to be posted pending approval from Neighborhood Watch people. Funded by profit share.

- \$500 to secure CH gate doors so they can't be reached around. Jim in charge. Funded by operating.

- Dispose of chicken flock, purchase 25 new chicks with \$100 Operating money

9/26/10 Security

- South CH gate to remain closed 24/7, with "automatic door closer." Jim and Drew will complete project with up to \$350.

- Proposal for neighborhood watch participation passed.

- "Bollard lights" and "Interior lights" budgets will be combined ($\$800 + \$3000 = \$3800$)

10/10/10 Community Meeting

- Permanently close 1 or more perimeter gates. Issue referred to Facilities Liaison

- Approve Dan Kruse for 'tool' line item authority

11/18/10 Finance and Legal

no decisions

11/21/10 Green Team

- Ari, Matt and others will complete Tool Inventory in December and January.

- Pruners must work in pairs.

11/21/10 Membership

- First SC Community Open House agenda set.

12/10/10 Community meeting

- Garage key will be a "common" key with specific agreements (see minutes)

- 2011 budget passed