

INITIAL ORGANISING AGREEMENT

*We the undersigned agree
to work together on the following basis*

PREAMBLE

- 0.1 This document covers the development period of the project, and may be built on by other agreements.
- 0.2 "Project" hereinafter means Waitakere Eco-Neighbourhood Cohousing Project.
- 0.3 "*Cohousing book*" refers to McCamant and Durrett (1994), *Cohousing--A Contemporary Approach to Housing Ourselves* (2nd edition).
- 0.4 "Information booklet" refers to the Project's Information booklet.
- 0.5 "Member" means, unless otherwise stated, a person who has paid an associate membership fee and whose name currently appears on the membership list over.

PURPOSE

- 1.1 The group's purpose is to bring about the development of an urban cohousing neighbourhood, to be probably located in West Auckland.
- 1.2 This will be based upon the concept of cohousing, as described in the Cohousing book, as well as the project Vision Statement and other material laid out in our Information Booklet.

MEMBERSHIP

- 2.1 As members it is our intention to purchase and/or reside in a unit of the completed project.
- 2.2 We also actively participate in the tasks toward bringing about our vision.
- 2.3 We have read and agree with the principles laid out in the Cohousing book and in our Information Booklet.
- 2.4 We have read summaries of past minutes and understand that decisions made to date may only be reopened by the processes laid out in 4.5
- 2.5 We honour and adhere to our Communication Agreements, as set out in the Information Booklet.
- 2.6 We also understand that households will have choice of units based upon the order of full membership fee payment.
- 2.7 Members wishing to withdraw from the project temporarily or permanently will advise this intention in writing.
- 2.8 Otherwise, a member who is absent from more than three consecutive meetings and deemed by the consensus of the meeting to have ceased being involved, shall be contacted prior to being deleted from the membership list over.

MONEY

- 3.1 On becoming an Associate member a fee of \$100 is paid per person. This is non-refundable in the event of withdrawal at any stage.
- 3.2 Full member households are those that have invested in the project a minimum of \$2000. Upon withdrawal, funds beyond the associate membership fee, will be refunded when all units are sold or sooner if cash flow allows.
- 3.3 All money contributed is credited to personal unit purchase accounts. Such money will accrue an agreed upon interest factor, which will be credited at the time of unit purchase.
- 3.4 Members will be collectively responsible for raising sufficient funds in order that financial institutions will provide the balance of finance for the project.
- 3.5 Each member will provide such personal financial information as is needed for the project. This information is to remain confidential to members and finance professionals as required.
- 3.6 All project expenditure must be authorised in terms of current spending policy.

MEETINGS

- 4.1 Meeting procedure is as laid out in the Project's Resource File and in the Information booklet.
- 4.2 Decision-making is by the consensus of members. All decisions must be passed using the coloured cards and recorded in the minutes.
- 4.3 If consensus is not reached after two meetings, or if the meeting considers that time constraints require and notice is given to all members, then a decision may be taken at a subsequent meeting by a 75% majority vote. Such vote shall be on the basis of one vote per full membership fee, to a maximum of one vote per person.
- 4.4 A quorum of 25% of members is required to make decisions. Apologies will be given to the facilitator if unable to attend a meeting.
- 4.5 A member absent from a meeting may request to revisit a decision made at that meeting, at the next meeting only. Otherwise decisions may only be reopened with the prior agreement of 50% of members.

DISSOLUTION

- 5.1 We acknowledge that while we are working toward the project's success, in the event of the project not proceeding we cant guarantee that all moneys contributed will be refunded.
- 5.2 Any funds remaining will be distributed to the members on a pro rata basis