

Meeting Minutes, Westwinds Residents Organization Board of Directors

Monday, July 27, 2020, 7:00 p.m.

Present: Antonio Bastida, Jim Canova, Debbie Clark, Vincent Flores, Dexter Goody, Patrick Grimes, Jennie Wilstead, and Stacey Winkelmann

This Zoom meeting also included Kim Coontz and Luis Sierra of CCCD, and Paul Bradley of ROC.

Paul recommended organizing the community and opening a conversation with the Nicholsons simultaneously:

*Community Organizing:*

We know that ROC requires more than half the residents to support a cooperative. Dexter reported that 267 people have joined the WRO Facebook group, which is 37% of the 723 home sites in Westwinds. Vince pointed out that joining the Facebook group only means that a resident wants to stay informed of updated news; it does not mean they favor a cooperative. On the other hand, we had good turnout at the March 11 San Jose City Council meeting; most of those who spoke during the almost two hour public comments were from Westwinds. Luis asked how many residents are opposed to forming a cooperative. There are probably some, but we have only anecdotal evidence.

How do we increase membership? We had pondered an open air membership drive on a weekend. A food truck is willing to come at no cost to us. We could pass out information, speak with residents about our goals, and poll residents to gauge support for a cooperative. Given the current shelter-in-place, people would have to be physically distanced at any in-person meeting. Other education and recruitment options include online (Zoom meetings and webinars) and written materials (mailings, door-to-door flyers).

Paul recommended we focus first on education and postpone any poll until residents understand our proposal. Paul volunteered to find a leader from an existing resident owned community willing to present a webinar about their experience. Westwinds is a large park, but there are a handful of ROC parks with 300 or more home sites. We agreed to aim for a webinar in late August, followed by an open air membership drive.

Kim emphasized the need for a clear message. Vince created an excellent list of FAQs; Patrick will draft proposed answers to those questions explaining our long term goals, along with an introduction inviting people to attend the webinar.

*Speaking with the Nicholsons:*

Vince expressed concern about getting people too excited because we have not yet met with the Nicholsons. Jim pointed out that we do not know when the Nicholsons will agree to meet, so we should move ahead. He also believes that things have changed from six months ago. Because of the virus, high density housing (the most profitable use for our land) might not be in as high demand now.

Paul urged us to focus first on education about cooperatives. That effort will not be wasted, even if the Nicholsons do not want to meet or are opposed to selling the land. Owners have been known to change their minds.

Paul advised us to attempt contacting the Nicholsons directly, as many businesspeople don't want lawyers involved in everything. Patrick will ask Nadia for contact information, Stacey will ask her lawyer, Dexter will ask Trina, and Jim will contact Mayor Liccardo and Councilmember Diep. Along with contact information, it would also be good to know which of the Nicholsons would be most sympathetic to our cause.

During the meeting, Paul also mentioned some points related to forming our cooperative. California has a more stringent process for organizing a cooperative than other states do. The size of this project probably necessitates a bonding authority, which means government involvement. We will probably need to apply for a loan with California Housing and Community Development, although they would not have enough funds for the entire purchase price.

Our next meeting will be 7:00 p.m. next Monday, August 3, in the circle.

Respectfully submitted,

Patrick Grimes