

Community Living and the Role of the Board

The Board of Directors are voted in by the members of the Cooperative and are governed by the democratic system.

When making decisions regarding the Cooperative it is the boards responsibility to keep what is best and fair for whole community at the fore front of all discussions.

Keep in mind that exceptions creates' expectance. What is allowable for one member becomes allowable for all members. The Park Rules were created to benefit every member.

As a board it is your responsibility to discuss situations that come up and draw one conclusion as to what is best for the community. You may not always agree and that is to be expected. That is why it is important for the democratic process to be used. If not, all board members agree then it shall be voted upon and the majority vote will be passed. It is important for the members to see a united board so a majority vote will be upheld as if it were unanimous.

As a board you want to strengthen the bond with the members, so when a member is speaking with the board listen to them with an open mind.

There are many ways to handle violations within the community and it is important as a board that you are checking your bylaws, lease agreements and park rules as to the exact violation. Send a notice stating what the violation is and where it can be found in your documents. Give a reasonable time frame for the member to cure the violation or discuss with the board why they are unable to take care of it within the time. If it is not cured in that time frame and no attempt has been made to speak with the board, then a fine can be levied against that member.

Eviction should not be a first solution. With evictions come the cost of filing, court costs and a litigation attorney. It also brings with it a loss of revenue and a possible additional cost to the Cooperative for filing an abandonment paperwork, and if the home is not worth fixing it up and selling it then the cost of demolishing it would come into play. Chances that the Cooperative would be able to successfully recoup any monies spent for such a situation are not very high. Since we are a community for low income/fair housing eviction should always be a last resort.

Each board member has a description of the position they hold and will be expected to do their part. If the board works together you will work out the kinks and find you have a smoothly running board.

Keep in mind that it is the community that voted you in and you agreed that you would work to make the community a stronger and more cohesive place to live. The members put their trust and faith in the board to make decisions that would best benefit the community.

Remember as board members you live in the same community and as the old saying goes, "WHAT'S GOOD FOR THE GOOSE IS GOOD FOR THE GANDER"

Good luck and I wish you all the best in your new venture!

Sincerely,
A sister Oregon Resident Owned Cooperative