

Two Echo Decision Log 1995 - 2014

	Standing Decision	Date	Subject of Decision
1	Bank Accounts: The group agreed to move the CCCC bank account to People's Heritage Bank. 3/12/1995	3/12/95	Finance
2	Screening Costs: The group agreed that the community will pay for 50% of any additional screening required to prevent illumination of the interior of the house on Hacker Road by headlights of vehicles on the entrance road. 2/11/1996	2/11/96	Roads
3	Commitment Fee: The group agreed that households have to pay the \$100 nonrefundable commitment fee only once, regardless of the number of memberships held by the household. 3/24/1996	3/24/96	Fees
4	Bus Shelter: The group agreed that the bus shelter will be built either by the community separate from the bidded construction process or in conjunction with the Common House. 7/28/1996	7/28/96	Bus Shelter
5	Non-lot Owner Fair Share: The group agreed that the Fair Share for households that have not executed a purchase and sale agreement with CCCC for a lot (the "non-Lot Owner Fair Share") will be \$4,000. 10/13/1996	10/13/96	Fair Share
6	Financial Commitment to Common House: The group agreed that there was complete commitment to building the Common House and that the group will notify people when they join as Full Members that they must bear their share of the financial burden to build the Common House, regardless of the financing arrangements made for its construction. 1/14/1996, 1/28/1996.	1/28/96	Common House
7	The group also agreed that in the event that the Common House budget line needs to be reduced by any amount to meet unanticipated expenses, the CCCC will give the highest priority to the question of adequate financing for the Common House. 10/13/1996	10/13/96	Common House
8	HOA Fees: The group agreed that the monthly Association fee is expected to be about \$100 - \$110 per lot once the Common House is complete (and less prior to that time). 11/26/1996	11/26/96	HOA
9	Seller's Closing Costs: The group agreed that C4 will pay the seller's closing costs for lot purchases by writing a check for each LCE that is closing. 3/2/1997	3/2/97	Lot/LCE
10	Cap on CCCC Expenditures and Fair Share: The group agreed that the cap on expenditures in the overall CCCC Budget may increase consistent with the actual and projected lot sales and other revenue. In other words, the overall CCCC Budget must balance. The Lot-owner Fair Share is capped at \$2,481 per lot owner. 10/26/1997	10/26/97	Fair Share
11	Utilities to Lots: The group agreed that CCCC will pay the costs of bringing electricity and other utilities to the edge of the LCE of every lot, and that the Legal and Financial and Management Committees will work out the details. 11/9/1997	11/9/97	Utilities
12	Committee Budgets: The group agreed that committees with approved budgets are authorized to spend those budgets as they see fit. 1/18/1998	1/18/98	Committees
13	Meeting Space Rental: The group agreed to pay the Durham Friends Meeting \$25 per meeting for the use of the Durham Friends Meetinghouse. 8/16/1998	8/16/98	Meetings
14	Late Penalty for Tax Payments: The group agreed that property taxes that are due and payable to the HOA will carry a late penalty at an annual rate of 12%. 9/13/1998	9/13/98	HOA
15	Septic Pump Costs: The group agreed that any cost of septic lift units (pumps) above \$875 that is incurred by a lot owner will be reimbursed by CCCC as long as the lift unit and its total cost are pre-approved by CCCC. 10/25/1998	10/25/98	Septic

Two Echo Decision Log 1995 - 2014

16	Combine Lot Price and Fair Share: The group agreed to add the Fair Share (\$2,481) to the published lot price, eliminate the separate Fair Share payment for those who have signed a P&S ("lot owners"), and set the down payment in the P&S at \$4,500. If a household withdraws and requests a refund, \$2500 of the down payment and/or non-lot owner Fair Share is refundable upon the next joining of a full LLC member. The inflation-based lot price increases will be based on the "old" lot price, i.e. the new lot price minus \$2,481. 10/25/1998	10/25/98	Lot/LCE
17	Temporary HOA Fees: The group agreed to retain the current monthly HOA fees of \$70 for residents and \$20 for non-residents. The fee shall change from the non-resident rate to the resident rate as of the date of the occupancy permit. 7/19/1998, 11/22/1998	7/19/98	Fees
18	Entered into agreement: Hancock Lumber of Yarmouth will give credit toward materials CCCC (C4) can use to build the Common House at a rate of 2% of the total purchases made by Two Echo residents or their contractors. 11/18/1998	11/18/98	Common House
19	Entered into agreement: Marriner Lumber of Brunswick will give credit toward materials CCCC (C4) can use to build the Common House at a rate of 2% of the total purchases made by Two Echo residents or their contractors up to a total of \$500,000 in purchases, which would yield up to \$10,000 in credits. If total purchases exceed \$500,000, Marriner will match, dollar for dollar, any amount accrued in excess of the \$10,000 in credits, effectively resulting in credits at a rate of 4% for purchases above \$500,000.	11/27/98	Common House
20	Entered into agreement: Downeast Building Supply of Brunswick will give credit toward materials CCCC (C4) can use to build the Common House at a rate of 2% of the total purchases made by Two Echo residents or their contractors. In addition, Downeast will accrue interest on the accrued credits at an annual rate of 6%.	12/4/98	Common House
21	Bank Transfers: The group authorized Robert Marshall and Rob Wiener to make telephone transfers between CCCC accounts and People Heritage Bank. 2/28/1999	2/28/99	Finance
22	Completion of Lot Infrastructure: The group agreed to complete all remaining lot infrastructure (for which the cost is to be paid by CCCC) as soon as practical, but no later than Fall 1999, subject to available funds (i.e. no debt is to be incurred). 5/9/1999	5/9/99	Lot/LCE
23	Budget for Lot Project Management: The group agreed to put \$2,000 from the CCCC septic system budget lines into a CCCC budget line for Lot Project Management to be paid at a rate of \$20 per hour to group members designated by the group. The work relevant to this budget line would be: help in linking house utility systems to the community's utilities infrastructure; representing the community in regards to lot closings; oversight of community septic system construction; and other legal and technical matters. After initial bills from the designated group members in which they request compensation for relevant work already done, billing by the designated members shall be done no less frequently than every other month. 5/9/99, 7/18/99	7/18/99	Lot/LCE
24	Designate Lot Project Managers: The group agreed to designate Rob Wiener and Alison Truesdale as group members who may bill CCCC for Lot Project Management work. 5/9/99	5/9/99	Lot/LCE
25	Bid Acceptance for Infrastructure Work: The group agreed that the Management Committee with any other full member who is interested is authorized to accept a bid for the remaining Lot infrastructure and pedestrian path work, based on both price and confidence in workmanship. 7/18/99	7/18/99	Lot/LCE
26	HOA credit for CCCC Taxes: The group agreed that the CCCC will pay the HOA \$900, which will reflect credit for taxes on partnership income paid by households, and that each household may take its tax credit by deducting it from the payment of the next month's HOA fees at the rates of \$20 for 1999, and \$45 for 2000. 1/30/00	1/30/00	Fees

Two Echo Decision Log 1995 - 2014

27	Common House Financing Survey: The group agreed to authorize the Legal/Financial and Design Committees to create and distribute a confidential financial survey which will illuminate member households' ability and desire to either loan or donate funds for the Common House within the framework of the budget. The survey results will be read by the CCCC Treasurer only, and he will summarize and make recommendations to the whole group. 2/27/00	2/27/00	Common House
28	Storage and Sale of Sawn Lumber: The group agreed that the lumber that was sawn from Two Echo land during infrastructure construction is to be stored in the Pole Barn and available for purchase from Two Echo at \$0.20 per board foot. 10/29/00	10/29/00	Trees
29	Investment of HOA and CCCC funds: The group agreed to authorize the Legal/Financial Committee to invest funds up to a total of \$50,000 each for the HOA and the CCCC. HOA and CCCC funds are not to be commingled. Investments shall be limited to those which are fully insured by the FDIC. 11/12/00	11/12/00	Investments
30	Special Common House Assessment: Effective April 1, 2001, the Association will levy a special assessment of \$20 per month on all HOA households. The assessment funds will be for the purpose of creating a reserve fund to be used only to pay for interest and / or principal costs incurred by the LLC in building the Common House and completing the remaining infrastructure. The amount of the special assessment will be adjusted annually as part of the HOA budget process." 3/18/01	3/18/01	Fees
31	Supplemental Compensation for Chuck Powers: "To pay Chuck Powers an additional \$700 beyond what was stated in the contract for snowplowing this winter. The money to come from the contingency fund. 4/1/01	4/1/01	Snow Removal
32	Equipment Purchase: To purchase for \$705, the lawn tractor, snow blower attachment and dump trailer. The purchase to be made once an insurance rider has been obtained which will cover the operation of the equipment. The Treasurer, or her designate, is authorized to obtain the rider. The \$705 to be taken from the following budget lines: Meetings - \$400. Contingency - \$100. Community improvements - \$100. Road maintenance - \$105. 7/15/01	7/15/01	Equipment
33	Car free snow removal: To increase the car free resident household HOA fee for lots 7,8,9,11,12,15,16,22,23,24 by \$3/ month, or \$36 total, to cover the actual cost of snow removal. The \$36 may be paid in a lump sum or monthly payments of \$7 in August-November and \$8 in December. The 2001 HOA fee for Lot 27 for the month in residence is to be \$79. 7/15/01	7/15/01	Snow Removal
34	Central Area Burn Pile relocation: Authorization to pay Tammy's Trucking for the work done to remove stumps and logs from the Common Green and Lot #1, remove part of the burn pile; and relocate the remainder of the burn pile, in the amount of \$555. 7/15/01	7/15/01	Tree Removal
35	Central Area Grading: Contractors have recommended that we spread the existing fill before final planning. Engineer recommends that we use fill without large rocks. \$2000 is approved for the next steps in central area grading. 9/9/01.	9/9/01	Common Land
36	Central Area Grading (cont'd): To empower the Management Committee to hire an excavator to proceed with the first phase of site preparation as outlined above (see report of 9/22/01), at a cost of not more than \$6,000. This replaces the \$2,000 amount appropriated 9/9/01. 9/23/01	9/23/01	Common Land
37	Tractor purchase: The Community to purchase a tractor with wide mowing and snow blowing attachments, at a cost of \$6000. This expense will be paid initially from our reserves (money left over from previous year's budgets) but will be repaid with \$1200 per year as an Equipment Line item. Thus the Equipment line for 2002 is \$1200. 12/2/01	12/2/01	Equipment

Two Echo Decision Log 1995 - 2014

38	HOA 2002 Budget approval: Approval of the 2002 HOA Budget and that implicit in this decision is approval of uniform membership fees and the equal sharing of snowplowing costs.	12/2/01	Snow Removal
39	Plowing decisions: To authorize the maintenance Committee to plow lots 1,2,3,5, and 6 in the event of a heavy snowfall. Maintenance will determine the conditions under which these lots will be plowed. 12/6/01	12/6/01	Snow Removal
40	Use of E-mail: The group agreed that e-mail is not to be used for presenting a proposal for decision-making. Proposals for decision-making must be stated in a general meeting, presented on paper at a general meeting, or mailed to all full and associated members via US Postal Service. 7/13/97	7/13/97	Decision Making
41	Materials to Absent Members: The group agreed to use the following process for providing meeting materials to those who want them but are not present at meetings: "Visitors" may receive a year's worth of General Meeting minutes (approx. 12 mailings) by paying a \$10 copying fee to the Treasurer. Potential, Associate, and Full Members may receive all meeting materials without paying a copying fee. All recipients must provide, at their own expense, pre-addressed envelopes and postage costs. 9/7/97	9/7/97	Minutes
42	Quorum: The group agreed that for the purposes of determining a quorum, person(s) who are not in the meeting room cannot be counted toward a quorum, and that prior to any decision being made at a general or committee meeting any Full or Associate Member can call for a quorum check to make sure that group can make the decision. 9/7/97	9/7/97	Quorum
43	Committee Report Summaries in General Meeting Minutes: The group agreed that very brief summaries of committee reports (including the main topics of the reports and any critical information), and mention of all written reports, will be included in the general meeting minutes for the meeting at which those reports were distributed and/or given. 9/21/97	9/21/97	Minutes
44	Meeting Schedule and Times: The group agreed to set the regular times of General Meetings as 2:30 to 5:00 (which means gathering time begins at 2:15), unless the meeting occurs on the 3rd Sunday of the month, in which case the meeting goes from 3:00 to 5:30 and gathering time is 2:45 (due to other activities in the Durham Friends Meeting House on the 3rd Sunday). General Meetings will usually be held every other week with adjustments made for holiday weeks that prove to be problematic as they occur, and more meetings (meaning on Sundays in between) as we desire. 10/5/97, 10/19/97	10/19/97	Meetings
45	"Thumbs Up" Method: The group agreed to use the "Thumbs Up" method as an assessment tool while retaining the procedure of concluding the consensus process by asking for consensus in the negative. 2/16/98	2/16/98	Consensus
46	Storing Pending Proposals and Reports: The group agreed that copies of pending proposals and reports that are not addressed by the end of the meeting should be stored at the Meetinghouse so that they will be available when the group is ready to take them up at a subsequent meeting. During the "Basket Review" portion of the meeting copies of pending proposals will be collected for storage at the Meetinghouse. 3/29/98	3/29/98	Record Keeping
47	Annual HOA Meeting: The group agreed that the Annual HOA Meeting will be held in the month of April. 3/29/98	3/29/98	Meetings
48	Membership Notebook Loaner Binder: The group agreed to have an up-to-date copy of the Membership Notebook available at general meetings so that people can sign it out to make copy of documents. 5/3/98	5/3/98	Record Keeping
49	Committee Basket Reporting: The group agreed that each committee will include as part of its meeting report, a list of the basket items for that committee. 9/13/98	9/13/98	Meetings

Two Echo Decision Log 1995 - 2014

50	Voice of Absent Members: The group agreed that although we do not allow absent members to block consensus by proxy, members who are present are welcome to block consensus, on both new and old "business," if they have a reasonable concern that an absent member would strongly object to a proposal. For "old business," members who will be absent but think they would want to block consensus are expected to thoroughly communicate their feelings, preferably in writing and preferably to the facilitator, to member(s) who will be present. However, members are never obligated to block consensus on new or old business on behalf of absent members. 1/17/99	1/17/99	Block
51	Advance Notice of Agenda Topics: The group agreed that members are expected to contact the upcoming meeting's facilitator with agenda item "titles" no later than Thursday noon prior to a Sunday general meeting. In turn, the facilitator is expected to put a draft agenda on-line by Friday noon. Members who are not on-line may contact the facilitator any time after noon on Friday. 2/28/99	2/28/99	Agenda
52	Advance Copies of Proposals: The group agreed that Robert will provide Enid with paper copies of proposals he receives on-line, and that Enid will provide paper copies of these proposals to all Full Member Households who are not fully "on-line" as soon afterwards as possible. The group also agreed that committees may or may not choose to provide members with advance copies of proposals, in accordance with the committee's time constraints and/or its judgment about the effect providing advance copies without immediate explanation and discussion may have on group understanding and the consensus-building process. The group further agreed that the above decisions will not alter any previous decisions regarding specific notification requirements, including those for Common Land Use proposals and the Document Approval by Review process. 6/6/99	6/6/99	Record Keeping
53	Representatives for Proposals at General Meetings: The group agreed that if a proposal or discussion topic is slated for whole group discussion at a general meeting but no member who is able to present the proposal or topic will be at the meeting, the facilitator should be notified so the item is not placed on the agenda. 6/6/99	6/12/99	Agenda
54	Policy for Notice of General Meeting Attendance and Absence: The group agreed that if a Full Member or Lot-owner household living within 60 miles of Two Echo anticipates being absent from a general meeting, it is expected to notify the facilitator of this at least 2 days in advance of the meeting. Or, if the household prefers, it may ask that the group assume it will not be present at any general meeting. In this case, if the household anticipates being present at a general meeting it is expected to inform the facilitator of this. Anyone who wants to know whether the scheduled meeting may not have a quorum can call the facilitator to find out who has notified the facilitator of their anticipated absence. (This will not guarantee that a quorum will be reached, and last-minute illness, etc. could change the exact count, but it will help out those for whom an expected lack of quorum is important information.) 6/20/99, 7/18/99	7/18/99	Quorum
55	Notices of Assumed Absence from General Meetings: The following Full Member or lot owner households asked that the group assume they will not be present at any general meeting unless they inform the facilitator otherwise: Jean Lincoln, Janet Doehring. 8/15/99	8/15/99	Meetings

Two Echo Decision Log 1995 - 2014

56	Final Copies of Stand-alone Documents: The group agreed that after any "stand-alone" document (such as a legal document, the Meeting Card, a Common Land Use proposal, etc. and any document that goes through the "approval by review" process) has been approved, the person or committee who proposed or guided the document to approval will redate the document with the date it was declared "approved", and will distribute copies of it in this final form at the next possible general meeting (as well as on-line if possible.) 8/29/99	8/29/99	Record Keeping
57	Record-keeping: The group agreed to have the facilitator check at the beginning of the meeting for the presence of a meeting recorder/archivist who, when the Secretary is not present at the meeting, will collect one copy of everything new at the meeting and give it to the Secretary. All collected items should be inscribed with the date of the meeting at which the items were collected and the words "Secretary's Copy." 11/12/00	11/12/00	Record Keeping
58	Color Card System: The Color Card system which has been used, on a trial basis for five General Meetings, will henceforth be used on a regular basis in the General meetings. 10/6/02	10/6/02	Decision Making
59	Features: The group agreed on the following features for the common house: dining for 60-65; children's room(s); 2 guest rooms; broom/storage closet; kitchen with industrial dishwasher; bathrooms (1 full, 2 half); 1 sink in children's room(s). 11/5/95	11/5/95	Common House
60	Laundry Facility: The group agreed that there would be no laundry facility in the common house due to the high cost of the septic system needed to have a laundry facility in a building that will be rated "commercial." 11/12/95	11/12/95	Equipment
61	Disability Access: The group agreed that the main floor of the common house will be accessible to people with handicaps. 3/17/96	3/17/96	Accessibility
62	Ownership and Management: The group agreed that: The Common House will be owned by the Two Echo Homeowners Association (HOA), and managed by the HOA, or by a delegated committee or committees, according to decision making rules in the Declaration of Covenants and Restrictions and the HOA Bylaws.	11/26/96	Common House
63	The Common House will be maintained through decisions of the delegated committee or the entire HOA, with funds provided by the HOA Budget. This budget will include operating expenses as well as reserve funds to be set aside for future large maintenance expenses. 11/26/96	11/26/96	Common House
64	Usage of the Common House will be managed by the Homeowners Association (HOA) or a delegated committee	11/26/96	Common House
65	Usage of the Common House will be controlled, to some degree, by Town of Brunswick ordinances: The Common House may not be used for commercial purposes. Businesses may not operate there, and the Common House may not be rented to people from outside of Two Echo as a function hall. Future zoning changes may make it possible to have "home" offices in the Common House (or in some other building that is not actually the business owner's home), but Brunswick has not yet (as of November 1996), and may not make these changes.	11/26/96	Use
66	The HOA or a delegated committee will manage the kitchen and dining facilities in the Common House. Optional community dinners will be prepared and served there, although the frequency of this has not been determined. Other uses of the kitchen will be arranged and scheduled by the HOA or a delegated committee.	11/26/96	Meals
67	The Common House guest rooms will be managed by the HOA or a delegated committee.	11/26/96	Guests
68	Other uses of the Common House by Two Echo residents, such as meetings or private parties, will be regulated and scheduled by the HOA or a delegated committee.	11/26/96	Use

Two Echo Decision Log 1995 - 2014

69	Two Echo residents may provide cooperative daycare for children in the Common House, for the convenience of Two Echo residents. This function will be regulated by the HOA or a delegated committee. 11/26/96	11/26/96	Child Care
70	Architect Selection: The group approved the following proposed method of selecting an architect for the design of the Common House: The Design Committee will choose a preliminary list of architects. The committee will accept any suggestions from group members. In a letter to the architects chosen, ask for a letter of interest. Our brochure will be included with the mailing. The Design Committee will conduct initial interviews (open to any in the group who wish to attend) to narrow the field down to 3 architects. We will then ask for formal submissions from these people, including sketch ideas for the Common House. A second interview will be conducted between the finalists and the whole group. The architect is selected by the whole group. 6/9/96	6/9/96	Architect
71	The group agreed that the Design Committee and the group as a whole should make sure the architect hired by the group to design the Common House has experience with cohousing or is willing to do the necessary research. 6/9/96	9/6/96	Architect
72	The group agreed to send a letter to prospective architects of the Common House informing them that we will contact them again when we're ready to give our full attention to Common House design. 5/4/97	5/4/97	Architect
73	Design Sequence Goals: The group agreed to the following goals: to build the Common House and the remaining infrastructure regardless of whether all lots have been sold	3/4/01	Infrastructure
74	To implement a parking area (either temporary or permanent) for the central lot residents by winter 2001-2002. 3/4/01	3/4/01	Parking
75	Central Area parking Lot: The group agreed to the following proposals: To pursue the Central Parking lot design as proposed with the orange tapes in the field. The Committee is authorized to make minor adjustments if consensus can be reached within the full committee. To empower the Management and Design Committees to prepare and distribute bidding documents to solicit bids; to evaluate bids and to recommend a contractor, subject to community approval of cost. To authorize the design committee to spend an appropriate amount if necessary for consulting fees related to parking lot design. 8/12/01	8/12/01	Parking
76	Community-Owned Rental Units: The group agreed to not build or manage rental units as a community. 3/29/95 (Note: Individually-owned rentals are allowed - see Declaration of Covenants and Restrictions, section 2a)	3/29/95	Rental Unit
77	Diversity: The group agreed to welcome and encourage diversity, without working toward specific recruitment quotas. 3/29/95	3/29/95	Diversity
78	Attorney: The group agreed to hire Richard Bryant of Van Meer & Belanger as our primary attorney. 4/30/95	4/30/95	Legal
79	Marketing to Seniors and People with Disabilities: The group agreed to make a special effort to market the community to seniors and people with disabilities. 8/27/95	8/27/95	Diversity
80	Child Safety on Entrance Road: The group agreed to rely on a wide (approx. 4') shoulder and flashlights to ensure the safety of children walking along the entrance road. 12/3/95	12/3/95	Safety
81	Site Preparation: The group agreed that site preparation of individual Lots is not a common expense or responsibility, but that the group will make some efforts to encourage individual Lot owners to coordinate this work in order to reduce costs and inconvenience. 9/8/96	9/8/96	Lot/LCE
82	Entrance Road Finish Surface: The group agreed that only the binder course of pavement be laid on the entrance road now, with the finished surface to be laid at an undetermined time in the future. 5/4/97	5/4/97	Roads

Two Echo Decision Log 1995 - 2014

83	Membership Notebook Update Editor: The group approved John Newlin as the editor of updates to the Membership Notebook. 11/5/97	11/5/97	Record Keeping
84	Stump Disposal: The group agreed that each lot owner is responsible for disposing of their own stumps. Group permission is required in advance to burn stumps. 5/17/98	5/17/98	Lot/LCE
85	Dogs on Construction Sites: The group agreed that contractors' dogs must be tied in the back of the lot they are working on such that the dogs may not cross the lot lines. 8/30/98	8/30/98	Pets
86	Official Community Address: The group agreed that the community's official address, starting November 1999, is: 93 Echo Road, Brunswick, Maine, 04011. 9/13/98	9/13/98	Common House
87	Water Systems: The group agreed that the Management Committee is authorized to make decisions without group approval concerning the configuration of the remaining water systems. 7/18/99	7/18/99	Water
88	Brochure: The group approved revisions to the marketing brochure. 7/18/99	7/18/99	Marketing
89	Marketing Remaining CCCC owned Lots: The group agreed to the following: mark these lot boundaries with green tape so lot perimeters are easily seen; clear away brush and dead trees; mark with orange tape damaged and potentially dangerous trees (volunteers may cut down marked trees); and change lot prices quarterly instead of monthly, but still based on the monthly inflation rate (CPI-u), effective October 1, 1999. 8/15/99	8/15/99	Lot/LCE
90	Charitable and Civic Giving in the name of Two Echo: The group agreed to the following: Persons may contribute for charitable contributions to be given in the name of Two Echo Cohousing Community. These funds will be given to non-political Brunswick institutions, organizations and projects. Giving for these purposes is strictly voluntary; no fees or assessments shall be used. Checks for this purpose may be made to the Two Echo Homeowners Association. Alternatively, contributions may be made payable directly to the recipient, to be "bundled" with the Two Echo check, subject to the same selection and review process. Givers shall not be identified in the HOA treasury reports, but individuals are of course free to advocate for charitable or civic purposes in general or particular. Two persons shall be appointed to propose how and when to distribute these funds. They shall submit their recommendations to the community for discussion and approval. Members may suggest recipients to the two appointed persons, who shall inform the suggester as to their intended recommendation. Members may make their gifts via Two Echo conditional on whether their suggestions are accepted. 8/29/99	8/29/99	Gifts
91	Child Safety on Construction Sites: The group agreed that parents are responsible for their children in regards to construction sites, and that lot owners can make safety rules for their lots as they wish. 10/10/99	10/10/99	Safety
92	Snowplowing Authorization: To authorize the Maintenance Committee to plow lots 1, 2, 3, 5 and 6 in the event of a heavy snowfall. Maintenance will determine the conditions under which these lots will be plowed. 12/16/01	12/16/01	Snow Removal
93	Pesticide Policy: Before using pesticides, all community members agree to read and follow the guidelines outlined in the information packet on Responsible Pest Control from the Ecological Agriculture Project at McGill University. If you choose to use a pesticide, be sure to read and follow exactly the instructions on the product label and follow other safety precautions as recommended. Before using a pesticide, community members are required to notify the entire community at least five days prior to use. This is to let folks know and to protect our children. Post a notice on your property that a pesticide is being used. 9/23/01	9/23/01	Pesticides

Two Echo Decision Log 1995 - 2014

94	The name of the group was changed from the Greater Portland Cohousing Community to the Cumberland County Cohousing Community (CCCC); the Cumberland County Cohousing Community Joint Venture Agreement was executed. 10/17/94	10/17/94	CCCC
95	The CCCC Joint Venture signed a purchase and sale agreement for the land on Hacker Road. 4/20/95	4/20/95	Common Land
96	Agreed that the household occupying the house, barn and two acres at 253 Hacker Road that will be split of from the other 92 acres may participate in the community (through a community use fee), and that this option will also be available to other neighbors. However, these households would not participate in the final step of the decision making process. 5/21/95	5/21/95	Nonresident
97	The Cumberland County Cohousing Community Limited Liability Company was established; the CCCC Joint Venture Agreement was terminated and all assets, liabilities, and each household's seniority (for the purpose of picking lots), were transferred to the Limited Liability Company. 9/3/95	9/3/95	CCCC
98	The group agreed that the project will be called, "Twin Echo Cohousing Community" on the plan to be submitted to the town. 12/10/95 (see also 4/14/96)	12/10/95	Legal
99	The group agreed that if Full Members Craig Freshley and Carol Nelson become the residents of 253 Hacker Road they will be treated as Associate Members, and as such they will be able to participate in meetings (except the final step of the decision-making process) pay fees that will allow them to always use the community assets and facilities like any other member, and these fees will reflect such use and be proportional to the community benefits they receive, but will not be based on the costs of infrastructure because they will not have any equity in the infrastructure. 2/11/96	2/11/96	Associate Members
100	The group agreed on the names Two Echo Cohousing Community for the community, Two Echo Cohousing Community Homeowners Association for the homeowners association, and Echo Road for the main access road. 4/14/96, 4/21/96	4/21/96	Roads
101	Trail Creation Process: This is the process to be used for creating a new trail in the woods. A "new" trail is defined as a trail that is not shown on the trail map that was distributed at the 10/24/99 general meeting and has not been approved through the following process since then. The process for creating a new trail in the woods is as follows: see Notebook for Steps 1-6 6/15/00	6/15/00	Trails
102	Design Review process revised at general meeting. 12/7/97 - Committee approved following revision to design review process (final approval should be in general meeting minutes):	3/27/97	Design Review
103	The DRC considered whether bungalows would be considered appropriate under the Guidelines. It was decided that a narrow definition of a bungalow would not be in keeping with our theme or the letter of the Guidelines. Some of the reasons: It is a style that originated in California; Roof pitches are usually low, with exposed rafter ends, Often there are shed dormers on the front. For more see the Field Guide to American Houses.	4/6/97	Design Review
104	8/14/97 Truesdale plans approved with the following variances: The dormers are approximately 2' from the adjacent side wall rather than 32". The dormer windows are less than 60% of the face of the dormer.	8/14/97	Variances
105	The Committee said that they would grant the Kennedy's a setback variance on the north side of their lot because they do not abut any other lot on that side. The size of the building envelope will not change, it will shift to the north, resulting in a larger setback on the south side, next to Lot 26.	10/19/97	Variances
106	Clark/Wiener plans approved.	11/3/97	Design Review

Two Echo Decision Log 1995 - 2014

107	Committee approved following revision to design review process (final approval should be in general meeting minutes): The Design Review Committee (DRC) shall review site plans as part of the design review process. In addition to the siting of the house, the DRC shall examine all grading and drainage patterns. The DRC shall also ensure that neighbors meet to share grading plans. The DRC review of grading shall examine all slopes, and relationships to the road and neighboring lots. This can be accomplished with: a site walk with the lot owner(s) or a grading plan showing contours and elevations or a sketch illustrating grading with cross sections. In the event of drainage anticipated to have potential negative effects outside the LCE, the DRC is empowered to require changes. Drainage outside the LCE, onto common land shall be allowed as long it does not have negative effects. (EDIT IF MINUTES FOUND)	12/7/97	Lot/LCE
108	Carton/Newlin plans, dated 1/98, approved.	1/13/98	Design Review
109	Severance plans, dated 4/2/98, approved.	5/5/98	Design Review
110	Ashe-Ford/Ford plans (undated) approved with the following items noted: A variance was granted for the secondary roof over the downstairs bathroom and hall. There is a greater than 1/12 variation from the primary roofs. However, this roof provides visual continuity with the porch roof and acts as a connector between the two larger forms. A setback variance of 1-2.5' (primarily to accommodate roof overhang) was granted, if necessary, on the side between lots 15 and 14. Since there is a path to the woods between the two lots, this will not squeeze lot 14. The building envelope must be fully utilized on the opposite (west) side of the lot.	6/2/98	Variences
111	McCord/Wellen house design approved.	7/28/98	Design Review
112	Libby plans approved.	10/28/98	Design Review
113	Lincoln plans dated 11/25/98 approved.	11/25/98	Design Review
114	Marshall/Sharp plans approved.	12/15/98	Design Review
115	Doehring plans approved.	2/10/99	Design Review
116	Balicki plans of 5/21/99 are approved.	7/5/99	Design Review
117	Tolk/Blaisdell house plans approved for construction- Summer 1999	1999	Design Review
118	Variance approved for vertical siding on Williams' garage.	9/11/99	Garage
119	Ad Hoc garage group approved following changes to garage design review guidelines. See general meeting minutes for final approval. The DRC must approve the design of all garages built in the parking lots. The Committee will be guided by the guidelines outlined in the 8/30 minutes, with the following changes: Paint colors on any one "building" (a building being one or more attached garages) do not have to be the same for siding, trim and doors (this is a clarification of the minutes). Paint colors for one building in a parking lot do not have to be the same for other buildings, but they must complement each other or be from the same "palette." Garage doors do not have to be the same from one household's garage to another, but they will be considered as part of a household's design. The DRC will consider how well doors look with existing garage doors in the same building and in the same parking lot. Dormers, cupolas, weathervanes, and other variations in one garage within a building are allowed, but the DRC will consider such things as symmetry, scale, and compatibility with other buildings when deciding on whether to allow such variations.	9/17/99	Garage
120	Williams plans approved with the following conditions: Left elevation (north gable): Will have a single window on the 2nd floor. Front (southern) elevation: The height of the windows on the 2nd floor will be dropped 8 or 9 inches. Eave on west elevation must carry completely across the dormer.	9/29/99	Design Review
121	Design Review Process of Guidelines amendment proposed by committee. See general meeting minutes for date of final approval, or attached minutes.	1/21/00	Design Review

Two Echo Decision Log 1995 - 2014

122	Revised Kennedy plans, dated 1/21/00, approved with condition that they conform to all setbacks.	2/22/00	Setbacks
123	Williams' fence approved.	4/25/00	Fences
124	Murphy/Anderson plans dated 5/24/00 approved with variance for "novelty" siding. The committee agreed that the strong horizontal shadow lines help to offset the verticality of the house. Also, the most visible portion of the siding is narrower than the maximum allowed under the guidelines, even though the full width of the exposure is more than the maximum.	5/24/00	Variances
125	Holland plans, undated, from February 2001, stamped "preliminary" approved for construction.	2/11/01	Design Review
126	Murphy/Anderson color choices approved for the four exterior doors and for the garage door. Somerville Red (Benjamin Moore HC-62) or Garrison Red (Benjamin Moore HC-66), and milkweed (Cabot trim color). The committee agreed that the garage door must be painted with either the siding color or the trim color (milkweed) because of its large size and the location on the North side which is visible from the road.	4/30/01	Color
127	Approval of McCord/Wellen deck plans, Balicki entry door color, Clark/Wiener shed, Lincoln fence.	6/3/01	Fences
128	Holland's exterior color scheme and granted a variance for dimensions of window trim. Clark/Wiener house exterior paint color.	6/17/01	Color
129	7/29/01 - East Parking Lot Garage color choices approved.	7/29/01	Garage
130	Agreement was reached to build the Central Area Parking lot in the general area southwest of the mailboxes.	7/29/01	Parking
131	Doehring fence and retaining wall discussed and approved by DRC. Neighbors have been consulted and approve the improvements.	11/26/01	Fences
132	Webster Lot 1. Approval to reduce the required setbacks for the front (south) end and for the west side of Lot 1 from 10' to 5'. Explanation: The Websters asked the DRC to recommend changes, to enable them to build their desired design on Lot 1. Neither change directly affects a neighboring lot, as both sides face Community open space. The DRC and/or Management Committee will ask for de minimus approval from the Brunswick Planning Director for this Site Plan alteration.	12/2/01	Setback
133	Written approval was received from the Town of Brunswick in regard to the setback variances on Lot #1. Management Report 12/16/2001	12/16/01	Setback
134	Written Common Land Proposal, dated 11/27/01. This will effect a swap of land rights between the Websters and the Two Echo Homeowners Association - the Websters will give up their rights to the northern 13 feet (approximately) of the Lot, in exchange for the Community giving them some rights to the open land between the south end of Lot 1 and the path. See written proposal for details.	11/27/01	Lot/LCE
135	Expedited Proposal: projector approved 1/22/13	4/7/13	Equipment
136	Slate of Missy (Cobb) Frederik (Schuele), Mike(Wilson) and Will (Sandstead) consensed - officers 2013-2014	4/7/13	Officers
137	Ad hoc committee real estate promotion: Joe(DeRivera), Missy(Cobb), Zeke(Holland), Deb(DeRivera) consensed	4/7/13	Ad Hoc Committees
138	Expedited Proposal: Amy Tolk to Coordinators - approved 4/14/2013	9/8/13	Coordinators
139	Expedited Proposal: Improvements to Engineered Septic Field serving 10 lots and the common house - approved 7/18/2013	9/8/13	Septic
140	Expedited Proposal: Deb DeRivera, Will Sandstead, Matt Tiffany to CHOps - approved 8/7/2013	9/8/13	CHOps
141	Expedited Proposal: Echo Road Repair of Cracks- approved 8/22/2013	9/8/13	Roads
142	Project review for Prescott Workshop - approved 4/11/2013	9/8/13	Home Based Businesses

Two Echo Decision Log 1995 - 2014

143	Agreement: To authorize M&M to determine the amount of compensation to Jim Cobb, if any. CONSENSUED	9/8/13	Septic
144	Decision: To authorize M&M to determine the amount of compensation to Jim Cobb, if any. CONSENSUED	9/8/13	Septic
145	Expedited Proposal: The Two Echo Cohousing Community Insurance Issues – approved on October 2, 2013	10/20/13	Insurance
146	Proposed sandbox rear of 84 Echo Road was approved on September 28, 2013	10/20/13	Sand Box
147	Proposed tree cutting by Prescotts approved on October 15, 2013	10/20/13	Tree Removal
148	Call for consensus on the proposed budget with the agreed upon changes and rolling any surplus into the Improvement Fund. CONSENSUED	10/20/13	Budget
149	Expedited Proposal: Common House chair purchase approved 10/ 27	11/4/13	Equipment
150	DRC approval of Jaret/Lyon radon vent	11/4/13	Design Review
151	We therefore have a call for Consensus on the base HOA fee to remain at \$155/month. CONSENSUED	11/4/13	Fees
152	Work of Two Echo	1/29/12	Community Participation
153	CLUP: approved on 12/1/2011 to Remove and haul away 7 trees infected with Ambrosia beetles behind and between 98 and 104 Echo Road.	1/29/12	Tree Removal
154	CLUP: Joe deRivera to plant up to 150 sq. ft. of berries on lot 14 1/2 approved on 12/30/2011	1/29/12	Landscaping
155	A Trial System to Clarify, Organize, and Accomplish the Work of Two Echo	1/29/12	Community Participation
156	Expedited Proposal: A Trial System to Clarify, Organize, and Accomplish the Work of Two Echo. Date: 2/12/12	1/29/12	Community Participation
157	Expedited Proposal: (Attached):Garden Bed Transfer	4/1/12	Gardens
158	Expedited Proposal: Garden Bed to Common House Gardens	4/1/12	Gardens
159	Expedited Proposal: Mike Wilson as Work Coordinator	4/1/12	Community Participation
160	Expedited Proposal: Natural Landscaping Proposal	4/1/12	Landscaping
161	Agreements: Nominations of Officers: President – Joy Prescott, Treasurer – Frederik Schuele, Secretary – Melissa Cobb	4/1/12	Officers
162	Agreements: Coordinators: Chris Blaisdell for CHOps, Mike Wilson for Finance Committee (Frederik Schuele as Treasurer not required to attend Coordinators meetings) and Melissa Cobb for Design Review Committee. No further nominations from the floor were made. (M&M and Membership committees will each appoint a point person) CONSENSUED	4/1/12	Committees
163	Agreements: To approve the C4 Plan as presented with the understanding that the \$900.00, which was in the previous plan, will be in the HOA Community Improvement Funds budget to be used for Common House Kitchen Pass-through shutters.	5/20/12	Common House

Two Echo Decision Log 1995 - 2014

164	Decision: The Maintenance and Management Committee is authorized to choose and hire contractors to prepare the site and construct a 16' wide by up to 22' deep storage garage (an extra-wide, single bay) in the East Parking Lot. The building shall be completed and useable by November 1, 2012. Location: The garage will be an addition to the southeast end of the existing 6-bay garage on the west side of the East Parking Lot. As shown in the accompanying drawings and specifications, the new garage will be added to the side of the Toole – Sullivan garage, oriented in the same direction as the other bays. Land Used and Changes: The improved area around the building will be only 1-2 feet larger than the garage, with a slope down to existing grade. The parking lot will be extended approximately 18' beyond the current edge in front of the new garage, with the edge angling back toward the edge of the basketball court for turn around space, not parking. The ground will slope down to existing grade, and will allow snow to be pushed off the parking and turning area. Total new improved gravel surface, including under the garage will be approximately 520 to 580 square feet. Construction: The garage will be constructed in the same style as the existing building with stained board and batten siding and a roofline matching the pitch of the existing roof, but joining just below it. We will ask for community volunteers for help with painting and staining. Start Date: As soon as possible after July 1, 2012. We will need permits from the Planning Department and Building Codes Department, and we'll have to work with contractors' schedules. Cost and Funding Sources: The Committee is authorized to spend up to \$15,000 if that sum is sufficient to build a garage 16' x 22'. If that sum is not sufficient, the Committee is authorized to spend up to \$14,000 to construct a 16' x 20' garage. In either case, \$10,000 of the cost will be allocated from Cumberland County Cohousing Community LLC (C4) and the balance from Two Echo Cohousing Community Homeowners Association (the HOA) Community Improvement Funds.	5/20/12	Garage
165	CLUP: 2012 Broiler Chicken approved on 5/26/12.	8/27/12	Animals
166	Expedited Proposal: Four new members to Landscaping Committee approved on 6/3/12	8/27/12	Landscaping
167	Expedited Proposal: General Meeting schedule from 6/12 through 4/13 approved on 6/14/12	8/27/12	Meetings
168	Expedited Proposal: Will Sandstead to Finance Committee. 9/21/12	10/14/12	Finance
169	Expedited Proposal: Phil Stanchfield and Matt Tiffany appointed to M&M approved 10/13/12	10/14/12	Maintenance and Management
170	Agreement: HOA operating 2012 budget surplus to be returned to HOA members as a refund	10/14/12	Budget
171	Agreement: Consensus for approval of 2013 budget as presented. Consensed.	10/14/12	Budget
172	Funds existing in Community Improvement Fund as of 10/14/2012 shall be spent at HOA discretion. Consensed --see list of suggestions	10/14/12	Budget
173	Agreements made this meeting: the second approval of the 2013 budget	10/29/12	Budget
174	Agreements made this meeting: retroactive approval of expenditure from septic reserves	10/29/12	Septic
175	Expedited Proposal: Minutes Template 10/27/2012	10/29/12	Templates
176	HOA fee proposed is whatever was paid this year minus \$10.00 Consensed	10/29/12	Fees
177	Two Echo Field Policy CONSENSED	11/11/12	Fields
178	Expedited Proposals: Joe de Rivera approved as member of Commons Committee on 10/18/2012	11/11/12	Commons

Two Echo Decision Log 1995 - 2014

179	A question was asked about re-instating the Ad Hoc Committee (on the Work of Two-Echo). Members present who wanted to participate: Bill Konzal, Betty Libby, Janet Doehring, Elizabeth Andrews, Mike Wilson, Katie Clark, Rob Wiener. Proposed charge for the Ad Hoc Committee: The Ad Hoc committee is charged with facilitating community consideration of language to clarify work expectations and develop ways to foster participation in the work of Two Echo. The Members CONSENSED to the creation and charge for the Ad Hoc Committee	1/23/11	Community Participation
180	Expedited Proposals: Broiler Chicken Common Land Use Proposal, approved 4/11/11	5/1/11	Animals
181	Expedited Proposals: Garden Plot Transfer Policy CLUP Commons Committee, Approved 4/27/2011	5/1/11	Gardens
182	Two Echo Common Land Use Policy: Proposal and Review of Common Land Use Projects	5/22/11	Common Land
183	Expedited Proposals: Linda Tiffany and Mary Kay Wilson as members of Landscaping Committee, approved 5/22/2011	10/23/11	Landscaping
184	Expedited Proposals: New grill for the Common House, approved 5/13/2011	10/23/11	Equipment
185	Expedited Proposals: Melissa Cobb as member of Finance Committee	10/23/11	Finance
186	Agreement: The CCCC will reimburse Jean Lincoln \$2000 for shared roadway going to four lots. Consented	11/20/11	Driveways
187	Expedited Proposal: Purchase of a new snow blower, approved 12/16/09	1/31/10	Equipment
188	Finance Committee Box-with noted changes Consented	2/28/10	Box
189	Commons Committee Box with noted changes Consented	3/8/10	Box
190	CHOps Committee Box with noted changes Consented	3/8/10	Box
191	The Meeting Members approved by a vote to set aside the process of consensus decision-making and vote on the following proposal at the next General Meeting on March 24, 2010 at 7:00 pm: Vote-to-Vote on Proposal: "When, in the judgment of any member in attendance consensus cannot be obtained on a matter at a meeting of Members, each Member present shall have the right to vote at such meeting on the question of setting aside the consensus process for and voting on the substantive matter at a subsequent meeting of Members." (NOTE: THE MEETING TO DECIDE THIS ON MARCH 24TH DOES NOT APPEAR)	3/21/10	Vote to Vote
192	Agreement: HOA for 2010-2011 Term: Chris Blaisdell, President, Deb Midgette, Secretary, Frederik Schuele, Treasurer	4/25/10	Officers
193	Expedited Proposal: Melissa Cobb on Design Review 7/18/2010	9/12/10	Design Review
194	Expedited Proposals: Mike Wilson on Coordinators 7/23/2010	9/12/10	Coordinators
195	Expedited Proposals: Jim Weaver on Design Review Committee 10/1/2010	10/3/10	Design Review
196	Agreements: Chainsaw Purchase Proposal: Members CONSENSED at 4:32pm to the purchase of a chainsaw for community use, in accordance with the safety policy (See Comment))10/3/10	10/3/10	Equipment
197	Ratified Design Review Committee approval of Cobb garage designs.	10/11/10	Garage
198	Agreed to the location of Cobb garages on spaces W3 and W4	10/11/10	Garage
199	Expedited Proposal: 2008 Gardening Proposal, approved 12/10/08	1/11/09	Gardens
200	Expedited Proposal: Firewood harvesting approved for winter 2008-09 1/17/09	1/25/09	Tree Removal
201	Expedited Proposal: Sand storage and barrels 11/15/08	1/25/09	Snow Removal
201	Expedited Proposals: Mike Sullivan's compost bins: approved 11/14/08	1/25/09	Common Land
202	The group consented to the Common Land Vision which is attached as "Two Echo Common Land Vision".	3/8/09	Vision
203	Broiler Chicken Proposal approved 4/19/2009	4/26/09	Animals

Two Echo Decision Log 1995 - 2014

204	Vote to Vote agreement extended for one more year	4/26/09	Vote to Vote
205	HOA Officers – Zeke Holland as HOA Treasurer, Katie Clark as HOA Secretary	4/26/09	Elections
206	Membership Committee Box, Consensed.	4/26/09	Box
207	Two Echo Cohousing Community Home Owners Association fully and unconditionally waives any Right of First Refusal relative to the sale of the 76 Echo Road, Brunswick, Maine Approved 10-16-2009	9/13/09	Right of First Refusal
208	Expedited Proposals: Approval of Frederik Schuele as a member of the Finance Committee and as Treasurer of Cumberland County Cohousing Community, 9/25/09	9/27/09	Officers
209	Fields will be managed as open fields (open space) as fields and will not return to forests	2/24/08	Fields
210	Paths through fields will be mowed on a regular basis, schedule to be determined by Maintenance Committee	2/24/08	Fields
211	Agreement: To extend the 4/29/07 decision to give the Vote to Vote (VtV) measure an additional one year trial period under the same conditions to expire on 4/30/09. Facilitating this assessment for this trial period is assigned to the Process Committee. If the Process Committee is not functioning -- Coordinators is responsible for assigning the assessment to another committee. Consensed.	4/27/08	Vote to Vote
212	Agreement: Consensed to the following Members as HOA Officers for 2008-2009: Zeke agreed to continue as Treasurer of the HOA, Frederik continuing as HOA, President Katie as HOA Secretary.	4/27/08	Officers
213	Agreement: Paul Phifer as Coordinator representing Common House Operations Committee (CHOpS); James Ford as Coordinator representing Membership Committee	4/27/08	Coordinators
214	Agreement: Mowing the fields, with two changes, Consensed. May 4, 2008	5/4/08	Mowing
215	Expedited Proposal: Tree removal behind Prescott Lot #10, Approved May 25, 2008	6/8/08	Tree Removal
216	Agreements: Snow removal proposal with two additions as noted in the minutes	6/8/08	Snow Removal
217	Agreements: 6/19/08 The group voted to set aside consensus on the question of whether or not to approve the 33-inch building envelope variance requested by Mike Sullivan, which is required in order to build a greenhouse on the western side of the house on lot 7 (Mike & Wendy's house). The 33-inch variance would allow Mike to build a greenhouse which measures 10 feet 9 inches, extending from the western side of his house towards lot 8 (Janet's house).	6/19/08	Variances
218	Decision: With an 86% majority the Sullivan/Toole Greenhouse variance and design was approved. 7/13/08 (minutes approved on November 8, 2008)	7/13/08	Variances
219	Agreements: Bill Konzal and Helen Williams appointed to Maintenance Committee 9/14/2008	9/14/08	Maintenance and Management
220	Agreements: Alex & Irene Severance, Patty Carton & John Newlin approved as new Associate Members. 9/14/2008	9/14/08	Associate Members
221	Drafting a charge for "Septic System Think Tank": 10/5/08 Proposed Charge for Septic System Think Tank (4:30PM): Research and develop a proposed plan for full group consideration for the long term maintenance and/or replacement of our septic system infrastructure including estimated costs. By May 1st the Think Tank will present an interim report to the full group with suggested next steps and a projected timeline. (Chris, Larry, Rob, Alison and Frederik had volunteered to be on this new subcommittee at the previous general meeting.) CONSENSED	10/5/08	Septic

Two Echo Decision Log 1995 - 2014

222		1/14/07	Animals
223	Susan Moegenburg and Craig Freshley as members of Commons Committee Approved 1/3/2007	1/14/08	Commons
224	Discussion on charging a committee with a mandate to evaluate Home Based Businesses and to facilitate a discussion on this topic. Could develop an adhoc committee, assign task to an existing committee, or discuss topic in a future general meeting. Group agrees to develop a charge and assign it to the Finance Committee. Charge to Finance Committee Consented.	2/11/07	Home Based Businesses
225	Wiener Clark goat shed design approved 3/31/07	4/1/07	Animals
226	Agreements: Voting Procedure Change proposal - Decision to set aside the consensus process and vote on this proposal at a subsequent General Meeting	4/1/07	Vote to Vote
227	Agreements: Vote to vote measure, that one member be allowed to call for a vote leading to a first full group vote on a matter. Motion carried 2nd consecutive meeting	4/29/07	Vote to Vote
228	Agreements: Zeke Holland to continue as HOA Treasurer	4/29/07	Officers
229	Agreements: Selection of President and Secretary deferred to General Meeting of 6/2/2007	4/29/07	Officers
230	Agreement: We approve the expenditure of up to \$8,500 from the Community Improvements Fund for the purchase of a utility vehicle for plowing (specific proposal for the vehicle to come from Maintenance Committee). There will be a corresponding increase to the Equipment Reserve assessment and adjustments to the annual HOA operating costs, which will be included in the 2008 budget. 8/19/2008	8/19/07	Equipment
231	Agreement: We approve the transfer of the remaining Community Improvement Fund's balance, after the purchase of the plowing vehicle, to Road Reserve to help fund road improvements (specific project proposal to come from Management Committee.) At year-end, we will transfer any HOA operating surplus to Road Reserve rather than to the Community Improvements Fund. In the event that a road project is implemented sooner than the purchase of a plowing vehicle, we will transfer \$5000 from Community Improvements to Road Reserve when needed, and the remaining balance after the vehicle purchase is complete. 8/19/2007 Consented	8/19/07	Roads
232	Road Improvements Proposal - Second Approval. Road Improvement Proposal - We approve the transfer of the remaining Community Improvement Funds balance, after the purchase of the plowing vehicle, to Road Reserve to help fund road improvements (specific project proposal to come from the Management Committee. At year-end, we will transfer any HOA operating surplus to Road Reserve rather than to the Community Improvements Fund. (Note: this transfer is for year 2007 only.) In the event that a road project is implemented sooner than the purchase of a plowing vehicle, we will transfer \$5000 from Community Improvements to Road Reserve when needed, and the remaining balance after the vehicle purchase is complete. First approval by consensus occurred at the 8/19/2007 Special General Meeting. 9/9/2007	9/9/07	Roads
233	Maintenance Farm Utility Vehicle (FUV) Information provided regarding the vehicle the committee has looked at and considers appropriate, as well as a mower attachment for cutting field, paths and road edges.	9/9/07	Equipment
234	Maintenance and Management is hereby authorized to spend up to \$8,500 from the Community Improvements Fund for the purchase of 1. a 4x4 utility vehicle (UV, and 2. any attachments to the UV. Consented	9/9/07	Equipment

Two Echo Decision Log 1995 - 2014

235	Agreements: Consented on the proposal with modifications: Management Committee is empowered to select a contractor to resurface and re-grade the East and West Access Roads, the Pedestrian Loop, and improve drainage and repair damage in the Central Access Road and Central Parking Lot. Work will be prioritized according to the Road Maintenance plan drafted by Management (9/9/2007). The Committee is authorized to sign a contract with the selected contractor for up to \$15,000, using all available funds (approx \$12,500) in the Road Reserve, with any remaining balance taken from the Contingency Reserve. The Contingency Reserve will be replenished by (1) any 2007 operating surplus, and (2) 2008 Road Reserve collections, at the discretion of Management Committee. Any remaining balance will be settled in the 2009 budget. The target date for completion of the work is October 31, 2007.	9/30/07	Roads
236	Consented to Option 4 of handout with revisions/amendments which read as follows: We leave the contract as it stands now, with the community committing to plowing all driveways and parking. Contractor would plow the west side driveways, with the community volunteer snow crew clearing the east side driveways. West side driveways are longer and plowing more complicated. East side driveways are short and straight. If during the winter the community decides it wants to take on the west side driveway plowing with community equipment and volunteers, Ron Stadden would be amenable to removing this from his scope of work, with a corresponding, pro-rated price reduction. Option 4 will be a one-year decision only or just for the 2007-2008 winter season, to be reviewed before summer 2008. At that time, Management and Maintenance Committee (M&M) will assess how well the plan worked for the community, and how the Contractor, our equipment and volunteers worked out. Subsequently, M&M will make recommendations to the community regarding future snow removal. The community will then discuss M&M's recommendations and based on these discussion(s), the community and/or M&M will bring forth a proposal for future snow removal.	10/21/07	Driveways
237	Expedited Proposal: Cumberland County Cohousing Community to loan the Two Echo Home Owners Association \$10,000 with zero interest, to be repaid by April 30, 2008. Approved 10/17/2007	10/21/07	CCCC
238	Expedited Proposal: Continuing to approve General Meeting minutes outside of General Meetings, Sponsor: Coordinators Committee Approved 12/15/05	1/29/06	Minutes
239	Agreement: HOA becomes a member of the BBAHA from March 2006-February 2007 Consented	1/29/06	HOA
240	Agreement: Funding of the 2/12/2006 Vision Workshop and concurrent childcare will come out of the Coordinators "Contingency" Line items of the HOA budget	1/29/06	Child Care
241	Agreement: Consensus Decision-Making Sequence document with minor revisions	1/29/06	Consensus
242	Expedited Proposal: To Create Engineering Task Force Regarding Lot 25 Approved 4/21/2005	3/5/06	Lot/LCE
243	Expedited Proposal: To create the Common House Operations Committee Approved 6/11/2005	3/5/06	CHOps
244	Expedited Proposals: To cover over budget expense for the Consensus/Conflict Resolution Training – approved on 6/10/2005	3/5/06	Consensus
245	Expedited Proposal: To spend money from budget contingency funds to cover childcare costs for 6/12/05 and 6/26/05 Meetings – Approved 6/10/2005	3/5/06	Child Care
246	Expedited Proposal: To grant Coordinators the authority to spend at their discretion the line items listed under Coordinators Section of the HOA Budget. Approved 6/10/2005	3/5/06	Coordinators
247	Expedited Proposal: Approve general meeting minutes outside of general meeting Approved on 7/03/2005	3/5/06	Minutes
248	Expedited Proposal: Common Land Use proposal for Common House Landscaping approved on 8/01/2005	3/5/06	Landscaping

Two Echo Decision Log 1995 - 2014

249	Expedited Proposal: John Balicki as Membership representative to Coordinators – Approved 8/09/2005	3/5/06	Coordinators
250	Expedited Proposal: To “close the books” on the financials workings of the Common House Committee, while allocating funds for certain specific projects that remain, and to grant authority to the Common House Operations Committee to oversee these projects. Approved 1/15/2006	3/5/06	Common House
251	Expedited Proposal: To reassign any remaining responsibilities of the Common House Committee, declare the Committee’s work to be complete and dissolve the Committee. Approved 1/15/2006	3/5/06	Common House
252	Expedited Proposal: To pass along authority to spend the responsibility to oversee the use of \$5,000 allocated for landscaping from the Common House Committee to the Commons Committee .Approved 1/15/2006	3/5/06	Landscaping
253	Agreement: The Community charge to the Design Review Committee RE: Lot 25. CHARGE OF DRC That Design Review Committee be charged with <ul style="list-style-type: none"> • Determining the point or points from which the height of any proposed house to be constructed on Lot 25 shall be measured. • Defining the public face of Lot 25. Reporting the results of their deliberations to the Full Group. Consented. 	3/5/06	Lot/LCE
254	Agreements: Approval of Steve Prescott’s membership on the Design Review Committee Consented	3/5/06	Design Review
255	Design Review Committee (DRC) Process. Categories of Factors established at General meeting of 5 Mar 06. Addendum B	3/5/06	Design Review
256	Another proposal was put forward to make this vision statement a priority and potentially consent to it at the April 9 general meeting. Coordinators Committee will be the sponsor for this proposal. They will deliver a hard copy of the current vision statement to every household. Please refer to the CDMS for what happens in the second break between meetings and at the next general meeting. If you were unable to attend this meeting and have questions/comments/concerns please talk to your neighbors to gain clarity if needed. CONSENTED	3/19/06	Vision
257	Expedited Proposal: Continuing Vision Creation Exercise with Larry Lemmel on 3/19/06 – Approved on 3/08/06 Two Echo Vision Statement as revised	4/9/06	Vision
258	The group consented to elect the following slate of officers to function until the group proposes a change: Dameron (President), Robert (Secretary), and Zeke (Treasurer)	4/30/06	Officers
259	Agreement: Officers: Katie Clark, President (Zeke Holland approved as Treasurer 4/30)	5/21/06	Officers
260	Coordinators: Katie Clark, Janet Doehring, Robert Marshall.	5/21/06	Coordinators
261	Nancy Greenleaf as CCCC Treasurer	5/21/06	Officers
262	Nancy Greenleaf as member of HOA Finance Committee	5/21/06	Finance
263	Alison Truesdale as member of Finance Committee	5/21/06	Finance
264	Suzanne Baribault as member of Design Review Committee	5/21/06	Design Review
265	Coordinators to draft a proposal for an ad hoc committee on governance and community operations	5/21/06	Ad Hoc Committees
266	Expedited proposal to allocate from CCCC and HOA for paving of Echo Road, approved and effective May 5, 2006.	5/21/06	Roads
267	Agreements: Committee Memberships, Nancy Greenleaf – DRC	6/25/06	Design Review
268	Agreements: Committee Memberships, Leonard Krill & Steve Prescott – Membership	6/25/06	Governance
269	Expedited Proposal: Member Status – Approved 6/07/06	6/25/06	Full Member
270	Expedited Proposal: Associate Status – Approved 6/07/06	6/25/06	Associate Members
271	Expedited Proposal: Landscaping – Approved 6/11/0	6/25/06	Landscaping
272	Expedited Proposal: Creation of Ad Hoc Committee on Governance Concerns (as amended).	6/25/06	Ad Hoc Committees
273	Expedited Proposal: Harvesting firewood from Common Land-passed	9/20/06	Tree Removal

Two Echo Decision Log 1995 - 2014

274	Expedited proposal: Naming members of the Ad Hoc Committee on Governance, approved 7/16/2006	10/1/06	Ad Hoc Committees
275	Expedited Proposal: Alex Severance as Representative of Maintenance Committee to the Coordinators; Approved on 10/21/06	10/22/06	Coordinators
276	Coordinators Committee - Clarification of governing documents regarding use of lots and LCE's for non residential purposes and spending up to \$300 from the contingency reserves (for consulting attorney).	10/22/06	Lot/LCE
277	Agreement: Freshleys approved for Associate status – monthly fee of \$10.00	11/19/06	Associate Members
278	Meeting dates and new meeting times, beginning in January, 2007.	11/19/06	Meetings
279	Expedited Proposal calling for Enid Sharp to join Coordinators as representative of the Membership Committee – approved 11/13/06.	11/19/06	Coordinators
280	Sue and Jack Kennedy approved as Associates, effective at transfer of title to their house	12/10/06	Associate Members
281	The group consensed that Mike Sullivan and Wendy Toole be accepted as an Associate Member household of the Cumberland County Cohousing Corporation	1/13/05	Associate Members
282	Enid Sharp is interim treasurer of the Two Echo Homeowners Association until the Annual Meeting in April.	1/30/05	Officers
283	Adopted the Cumberland County Cohousing Community, LLC budget for the Common House as updated on 1/1/05.	1/30/05	Budget
284	The Common House Committee is authorized to spend all the money in the CCCC budget that is Common House related including the Furniture/Furnishings and Landscaping items.	1/30/05	Budget
285	Approval of Cicy and Wendy to be members of the Commons Committee	2/27/05	Commons
286	286 Approval of Bridge Loan Proposal with “Additions 1 & 2” (incorporated below) and agreement to discuss ways to limit need to borrow at the next general meeting	2/27/05	Finance
287	First approval of revised Bridge Loan Proposal (dated 3/17/05)	3/20/05	Finance
288	Establishment of a Technology Reserve	3/20/05	Technology
289	Transfer of \$570.00 from the HOA to the CCCC to pay for the Cavin legal bill	3/20/05	Budget
290	2nd Approval of Bridge Loan Proposal Approved	4/10/05	Finance
291	Officers for coming year (interim commitments to be relieved at May 1 meeting)	4/10/05	Officers
292	Coordinators: The following are nominated to serve as Coordinators for the coming year (the committee for which each would be liaison follows his/her name): Joy Prescott (Commons) Jack Kennedy (Maintenance) Nancy Greenleaf (Management) Zeke Holland (Common House Committee) Dameron Midgette (Process) Coordinator nominees for Design Review, Finance and Membership will be included as on this slate at the May 1 general meeting.	4/10/05	Coordinators
293	Cancel 5/22/05 General Meeting due to the Consensus Training on 5/21 & 5/22/05.	5/1/05	Meetings
294	Sue Kennedy to serve as the next HOA President and Commons Representative on Coordinators Committee	5/1/05	Officers
295	Leonard Krill to serve as the HOA Secretary	5/1/05	Officers
296	Coordinators to define “What does it means to be a Coordinator and Representative?” and the role of the Coordinators and report back to the HOA Members.	5/1/05	Coordinators
297	HOA payment of Common House property tax from HOA surplus (1st approval)	10/2/05	Taxes

Two Echo Decision Log 1995 - 2014

298	Approval of payment of 2005 Common House Property Tax (2nd approval)	10/23/05	Taxes
299	Expedited Proposal: John Balicki to continue on the Coordinators Committee approved.	10/23/05	Cordinators
300	The substance of the proposed Decision Making Sequence, as indicated in the bold headings of the Sequence. Items 1, (Presentation of the Issue), 2(Questions), 3(Identify and Discuss Factors) and 5(Decision) of the proposed Sequence. Consensed	11/20/05	Decision Making
301	Agreement: 2006 General Meeting dates: 1/8; 1/29; 2/12; 3/5; 3/19; 4/9; 4/30; 5/7; 6/4; 6/25; 7/16; 8/13; 9/10; 10/1; 10/22; 11/19; 12/10	12/4/05	Meetings
302	Revision of "Notes" Section, Item D of CDMS document. (Consensus Decision Making Sequence)	12/4/05	Decision Making
303	Addition of item #F in the "Notes" section of the CDMS document (Consensus Decision Making Sequence) was consensed.	12/4/05	Decision Making
304	Revision of Step 3 of the "Consensus Decision-making Sequence" was consensed .	12/4/05	Decision Making
305	Agreement: Deb Midgette's membership on the Membership Committee. Consensed	1/4/04	Membership
306	Agreement: Leonard Krill's membership on the Common House Committee. Consensed	1/4/04	CHOps
307	Agreement: Formation of an Ad Hoc Committee charged with facilitating a discussion on issues and goals regarding decision-making. Consensed.	1/4/04	Ad Hoc Committees
308	Agreement: Having a meeting on February 1 or 8 with Kraus-Fitch. Date will be based on Kraus-Fitch availability. Consensed.	1/4/04	Architect
309	Agreement: Membership Committee to seek objective facilitator and proceed with dealing with the issues raised by the Lot 13 handling.	1/4/04	Membership
310	CLUP: Prescott Workshop Proposal approved on Decupber 9, 2003	1/4/04	Home Based Businesses
311	Agreement: Dameron Midgette is approved as a member of the Common House Committee. Consensed.	2/15/04	CHOps
312	Agreement: We direct Kraus-Fitch to combine the quiet room and living room in the program. Consensed	2/15/04	Architect
313	Agreement Regarding Design Concepts, authorize the CHC to:"hire Design Concepts as the builder, sign a letter of intent, advance a retainer fee of up to \$20,000 and develop and sign a contract. Consensed	2/15/04	Construction
314	We authorize the CHC to select and hire a structural engineer for up to \$2500.	2/15/04	Construction
315	Suzanne's Lot Reservation Money: Applying Suzanne's \$1,500 lot reservation payments for Lot 21 towards her purchase of Lot 4. Consensed	2/29/04	Lots
316	Site Design Drawings Proposal: To authorize the CHC to hire someone to develop site design drawings at at cost on to exceed \$1,400. Consensed	2/29/04	Construction
317	Enid as a member of Finance Committee	3/14/04	Finance

Two Echo Decision Log 1995 - 2014

318	Common House Committee Authority. Effectively immediately, with the exclusions noted below, the Common House Committee is empowered to make any and all design decisions on behalf of the membership, as needed. The CHC may delegate some decisions to CHC sub-committees. As time permits, using various methods, the CHC will inform the community and receive input on choices being made. The CHC will make decisions guided by the latest budget figures available, with the goal of ultimately reconciling construction cost and available funds. Excluded from this delegation of authority are the decisions by the full Two Echo membership on the Common House budget and fundraising methods, and the general design direction (consisting of a decision on an approximate floor plan, footprint, exterior design, and site plan such as will be made during Design Development).	3/14/04	Construction
319	CHC to facilitate March 20-21 General Meetings.	3/14/04	Meetings
320	Continue working with Krauss-Fitch and to continue developing designs that are substantially similar to C-4.1 (with the two porch options), and that reflect the many design decisions that have been discussed during this weekend.	3/21/04	Architect
321	HOA Officers & Coordinators for Year April 2004 - April 2005: Deb Midgette as President; John Balicki as Secretary; Alison Truesdale as HOA Treasurer; Helen Williams as LLC Treasurer; Sue Kennedy as Coordinator; Katie Clark as Coordinator	4/18/04	Officers
322	Cavin's Purchase & Sale Amendment Proposal	4/18/04	Lot/LCE
323	Po/Schuele Associate Membership Proposal	4/18/04	Associate Members
324	Reassignment of HOA and CCCC (LLC) Treasurers from Coordinators to other Pertinent Standing Committees Proposal - dated March 25, 2004 (second consensus)	4/18/04	Officers
325	Agreement: Authorize \$10,000 down payment to Greg Roberts if there is no quorum on 5/9/2004 Consented.	5/2/04	Common House
326	Agreement: Add a May 9 meeting to make decisions about the Common House. Consented.	5/2/04	Common House
327	Agreement: Dedicate the May 16 meeting entirely to the Common House. Consented.	5/2/04	Common House
328	Agreement: Committee and task pool memberships list approved, with exception of child care pool. Consented.	5/2/04	Committees
329	Agreement: "GO-AHEAD Proposal as submitted by the CHC, which authorizes payment to DCC in the amount of \$10,000.00 to start construction of the Common House by the end of July 2004. Consented.	5/9/04	Construction
330	Agreement: Second Part of KFA's Architectural Contract, which authorizes the signing of the second part of the architectural contract and to make payment to KFA in the amount of \$11,000.00. Consented.	5/9/04	Architect
331	Agreement: To officially agree to accept the gift offers that have been made for the screened porch, an office window and the "wet bar".	5/16/04	Gifts
332	Agreement: To authorize the Common House Committee to incorporate a new entry design into the Common House design, assuming there is money enough to do it	5/16/04	Common House
333	Agreement: Child Care Committee established, with members.	6/6/04	Child Care
334	Agreement: General Meeting Minutes Template, Instructions, & Protocol adopted May 16	6/6/04	Templates
335	Agreement: General Meeting to be held on June 13, quorum not required	6/6/04	Meetings
336	Agreement: The CAHC (Consensual Ad Hoc Committee) will collect suggestions, including the ones scribed in this meeting, from Community members for further discussion on or before the general meeting of September 12.	6/18/04	Ad Hoc Committees

Two Echo Decision Log 1995 - 2014

337	Agreement: By or before the general meeting of September 12, the CAHC will present a case for using consensus as a decision making. The CACH will report on its progress at the general meeting of August 15.	6/18/04	Ad Hoc Committees
338	Agreement: Common Land Use Proposal for Planting Evergreen Trees on Common Land as submitted by Molly Webster on 5/13/04 and declared approved on 5/20/2004 CLUP	8/15/04	Trees
339	Expedited Proposal for Access Road to LCE #21 across common land submitted by Nancy Greenleaf on 6/3/04 and approved on 6/11/04	8/15/04	Driveways
340	Expedited Proposal: for Tree cutting at entrance to woods trail behind lots 9 and 10, as submitted by Randy Libby for Commons on 7.1/04 and approved on 7/9/04	8/15/04	Tree Removal
341	Common Land Use Proposal for Joint Community/Prescott Professional Woodworking Workshop submitted by Stephen Prescott on 7/23/04 and approved on 7/31/04.	8/15/04	Home Based Businesses
342	Agreement: The Members CONSENSED to the Proposal as follows: Cumberland county Cohousing Community, LLC agrees to dissolve the Purchase and Sale Agreement (3/21/04), the Memorandum of Purchase and Sale Agreement (5/5/04), and the Amendment to the Purchase and Sale Agreement (5/5/04) held between Don and Erica Cavin and the LLC, and to return \$4,500 to the Cavin's which is the amount of their purchase and sale deposit made on Lot 25. The LLC authorizes the C4 Treasurer and the Membership Committee to have the necessary legal documents drawn up and signed.	8/15/04	Lot/LCE
343	Agreement: Formation of a Task Force: to process issues that arose out of the Lot 25 situation	8/15/04	Lot/LCE
344	Agreement: Lot 25 Proposal	8/15/04	Lot/LCE
345	Agreement: Nancy Greenleaf as a member of both Management and Coordinators Committee	8/15/04	Coordinators
346	Agreement: Formation of the Process Committee and its Purpose and Membership	9/12/04	Process
347	Agreement: Process Committee to arrange a consensus training post haste	9/12/04	Consensus
348	Agreement: Group consensed to creation of (a Common House) start-up team, and consensed to the following members to serve on team. Joy (will act as convener), Deb, Linda, Amy.	10/24/04	Common House
349	Agreement: Group consensed not to use surplus to reduce fees for 2005 HOA Budget.	10/24/04	Fees
350	Agreement: Group consensed to budget, with \$18 to \$16 reduction for floors reserve.	10/24/04	Common House
351	Agreement: Group consensed that budget should show fees for wells.	10/24/04	Wells
352	Agreement: Minutes of 10/24 (no changes) and 11/14 (approved with the addition of Suzanne Baribault's name to the childcare provider list)	12/5/04	Child Care
353	Agreement: Jean agreed to work with the Management Committee to come up with a proposal regarding the shared driveway.	12/5/04	Driveways
354	Agreement: Linda Ashe-Ford representing the Common House Committee on the Coordinators Committee.	1/5/03	Coordinators
355	Agreement: Bill Webster's membership on the Commons Committee	1/26/03	Commons
356	Agreement: Chris is HOA Treasurer until the Annual Meeting	1/26/03	Finance
357	Agreement: Extension of Trial Period of General Meeting Improvements	3/2/03	Meetings
358	Agreement: Full members consense to extending the trial period for the "Proposal Template, Types of Proposals and Standard Protocol for the Development of all Proposals until the Annual Meeting of 2003 effective as of 10/6/2002	3/2/03	Templates

Two Echo Decision Log 1995 - 2014

359	Agreement: Type A Proposal - Ad Hoc Financial Advisory Committee (FAC) - consensed to on 2/27/03	3/2/03	Ad Hoc Committees
360	Agreement: Approval of proposal to extend General Meeting Minutes Template & Protocol trial period through 2003.	3/23/03	Templates
361	Agreement: Approval of Associate Membership of Elizabeth Andrews and Leonard Krill, Don and Erica Stepler Cavin, Deborah and Dameron Midgette (subject to signature on Disclosure Form) and Tina and Mark Lilly (subject to signature's on Disclosure Form).	3/23/03	Associate Members
362	Expedited Proposal: Expedited Common Land Use Proposal: for temporary parking on Echo Rd. during a June 21, Cox's Pinnacle Benefit party passed on 3-16-03	3/23/03	Parking
363	Agreement: Issues List Ad Hoc Committee	4/6/03	Ad Hoc Committees
364	Agreement: Swing Set Location	4/6/03	Playground
365	Agreement: Mimi's Associate Renter membership was consensed to, pending her payment of the \$100 Associate Renter Member fee.	4/27/03	Associate Members
366	Agreement: Bob and Patty Stein were consensed to as Associate Members of C4.	4/27/03	Associate Members
367	Agreement: The following slate of HOA officers and Coordinators was consensed to: Sue – representing Commons Enid – representing Membership Linda – representing Common House Chris – representing Management Katie – HOA President John – HOA Secretary Alison – HOA Treasurer	4/27/03	Officers
368	Agreement: We consensed to ask each Coordinator to make a statement at the May 18th general meeting as to whether they want to continue on as Coordinators, and their goals and philosophy for working on the committee. Then we will call for consensus (at the same meeting) to reaffirm our support for the slate of Coordinators and officers.	4/27/03	Officers
369	The meeting of the members consensed to moving the prioritization of the issues list to the June 8th meeting.	4/27/03	Agenda
370	The Meeting of Members consense to authorizing up to \$750.00 out of the "Community Improvements line item of the 2003 HOA budget to complete installation of the swing set.	4/27/03	Playground
371	LLC Associate Membership: Suzanne Baribault	6/8/03	Associate Members
372	DRC Membership: Karen Balicki & Molly Webster	6/8/03	Design Review
373	Finance Committee Membership: Robert Marshall & Amy Tolk	6/8/03	Finance
374	Linda, Bob, Rob to form a committee to discuss concerns about Robert being the Finance Committee representative on Coordinators Committee.	7/20/03	Finance
375	Extend Meeting Improvement Trials Trial period to First General M	7/20/03	Meetings
376	Common House Financing Reserve Proposal	7/20/03	Common House
377	Kraus-Fitch Programming Workshop Proposal	7/20/03	Architect
378	Agreement: TYPE A (Expedited) Proposal: Late Payment Fee of HOA Dues Proposal – approved on 7/17/03	7/20/03	Fees
379	Amended minutes of 6/15 special meeting	8/10/03	Lot/LCE
380	Clare joins Common House Committee	8/10/03	Common House
381	Type A Proposal - Reserve Fund Investment Proposal consensed on 7/28/03	8/10/03	Investments
382	Expedited Proposal: Common House Selection Process (expedited proposal; passed 8/18/03)	9/7/03	Common House
383	Expedited Proposal: Trail Proposal (expedited proposal; passed August 13, 2003)	9/7/03	Trails
384	Proposal Template, with changes extended	9/7/03	Template
385	Agreement: Amended Scenario "D" after taking out separate line item for furniture and appliances by combining it with line item in "CH construction" with a footnote 3	9/28/03	Common House
386	Kathy and Bub – Associate Rental Membership (pending paperwork)	9/28/03	Associate Members

Two Echo Decision Log 1995 - 2014

387	Nancy Greenleaf – Associate Membership	9/28/03	Associate Members
388	Maintenance: (Hallie) the parking sign expedited proposal and the road safety expedited proposal were both approved as of 9/25/03.	9/28/03	Parking
389	<p>Agreement: Expedited proposal process as amended. The Expedited Proposal Process Expedited proposals...are approved by a 7-day review period outside of the General Meeting appear to have community-wide acceptance from the start. are drafted by one or more members, preferably in consultation with the appropriate committee.</p> <p>are distributed for review in written form (including e-mail) to all community members. Procedural Steps for an Expedited Proposal: 1. Write the proposal using the Proposal Template. 2. Distribute written, dated proposal to all members. 3. Members have a 7-day period to review the proposal. 4. Questions, reservations and concerns are communicated to the Contact Person by the Due Date for Feedback. 5. Sponsor considers and addresses questions, reservations and concerns in consultation with the member(s) raising them and, when relevant, with the appropriate committee. 6. Approval is reached outside of the General Meeting if there are no questions or concerns raised by the Due Date for Feedback, or if all questions and concerns raised can be addressed to the satisfaction of all parties without changing the proposal. 7. Notification of non-acceptance of the proposal as written is given in writing. (e-mail is acceptable) to the contact person by the due date for feedback. 8. If changes need to be made to the proposal, the proposal may be rewritten and resubmitted as a new Expedited Proposal, be brought forward as a General Meeting Proposal, or not pursued. 9. After the 7 day review period has passed, the Sponsor reports the status of the proposal at the next General Meeting. Any approved decision is recorded in the Agreements in the Meeting Minutes and the Contact Person submits an electronic copy to the Secretary to be recorded as an attachment to the General Meeting Minutes. Add to the Proposal Template in the parenthetical statement in Background: "indication of consultation with relevant committee." It will read as follows: *Background (history, significant relevant standing decisions and indication of consultation with relevant committee):</p>	10/19/03	Decision Making
390	Holding an extra General Meeting on 11/1 devoted to CH issues	10/19/03	Common House
391	Andrews/Krill application for location for a satellite dish approved but the dish will not be installed at the rear of the house but on the	11/9/03	Design Review
392	Expedited Proposal: "The interest charge specified in the bylaws for late payment of HOA fees amounting to 1.5% per month shall take effect one month after the first of the month when the payment is due during 2004."	11/9/03	Fees
393	Agreement: Payment of \$ 150 toward childcare at Weekend Programming Workshop	11/9/03	Child Care
394	Agreement: Selection of Kraus – Fitch as Common House architects	11/9/03	Architect
395	Agreement: Consensus on signing a contract with Kraus/Fitch substantially similar to the one presented at the meeting	12/7/03	Architect
396	Agreement: Kraus-Fitch will use Designs A and C for further design development. Both designs will have a cathedral ceiling in the Great Room and a gas fireplace.	12/14/03	Architect
397	Agreement: Refinements to Design A include: roof priced with both a 10/12 and an 8/12 pitch, a gas fireplace to be added, and 100 square feet of finished floor space will be subtracted for comparison purposes.	12/14/03	Architect
398	Agreement: Refinements to Design C: roof shall have an 8/12 pitch, the entryway will be enlarged, the office will be moved from the rec room into one of the quieter areas of the Common House.	12/14/03	Architect

Two Echo Decision Log 1995 - 2014

399	Agreement: For both schemes, Kraus-Fitch will ask for price deductions for unfinished spaces. They will also investigate other possible changes that could bring down the price, e.g. partial vs. full footprint basement for Design A.	12/14/03	Architect
400	Leland Baker has become an Associate Member	1/6/02	Associate Members
401	Consented for households to explore possibilities of paying for non-potable water to be transported	1/20/02	Water
402	For the next meeting John Newlin and Zeke Holland will work out the structure, and are consensed to do so.	1/20/02	Agenda
403	Molly's appointment to Membership Committee.	2/3/02	Membership
404	Leland Baker's lot 13 conditional reservation. Legal/Financial is authorized to draft a further month-to-month agreement and to put it out for approval by review. Consensed.	2/17/02	Lot/LCE
405	Agreement: We approve the lot 18 fence as erected. The full group consensed to this statement.	3/3/02	Fences
406	<p>The Cumberland County Cohousing Community, LLC offers to extend the agreement for you (Leland Baker) to make refundable monthly reservation payments of 500 dollars until the total amount of reservation payments reaches the non-lot owner fair share of 4,000 dollars. With the final payment, you will become a full member household of the LLC. If the final payment is not made, the 3,500 dollars will be refunded. Upon becoming a full member, the initial 1,500 dollars in lot reservation payments will become nonrefundable. The remaining 2,500 dollars will be refundable upon the joining of the next full member household should you elect to withdraw from the LLC. A non-lot full member has the option of selecting a preferred lot which allows for a 30-day period in which to enter into a Purchase and Sale Agreement (P&S) should there be an offer made to reserve or purchase the designated lot. A preferred lot selection has no time limit as long as there are no offers to reserve or purchase the lot.</p> <p>Prior to the eighth payment, you have the option to terminate this agreement and request a refund of your lot reservation deposits; if a compatible duplex partner for Lot 14 has not been found by the end of a reservation period. In the event that CCCC receives an offer to reserve or purchase Lot 13, you will be notified and have the remainder of the paid-up reservation period to decide whether to withdraw, enter into a Purchase and Sale Agreement, or become a full member of the LLC. The Lot price will remain fixed at the pre-September 2001 level of 54, 514 dollars for the duration of the agreement and the period in which the lot is designated as your preferred lot should you become a full member.</p> <p>This agreement places no conditions on the CCCC regarding the reservation or sale of Lot 14. The next 30-day lot reservation period will commence with the date of your next reservation payment of 500 dollars.</p>	3/17/02	Lot/LCE
407	Consented to by the group: a small ad hoc group consisting of Sue Kennedy, Rob Weiner, Jean Lincoln, and Bill Webster was appointed to categorize the issues list and return to the full group by 4/7/02.	3/17/02	Ad Hoc Committees
408	Decision: Playground mission statement formation	4/7/02	Playground
409	Decision: Covering phone number on entrance sign	4/7/02	Entrance Sign
410	Decisions: Issues process determination to Coordinators Committee	4/7/02	Conflict Resolution
411	Agreement: Slate of HOA and CCCC Officers / Coordinators Approved by Full Group Consensed	4/28/02	Officers
412	Agreement: Playground Committee Statement of Purpose. Consensed	4/28/02	Playground
413	Agreement: Playground Committee membership - John Balicki, Amy Tolk, Bill Webster, Fuzz Wellen. Consensed	4/28/02	Playground
414	Agreements: Locate the playground in the common green area	5/5/02	Playground

Two Echo Decision Log 1995 - 2014

415	Agreement: Playground Committee to recommend site to the general meeting.	5/5/02	Playground
416	Agreement: Steve and Joy Prescott were accepted as Associate Members	5/19/02	Associate Members
417	Agreement: Changes in Committee memberships. Chris Blaisdell from Commons to Management and will represent Management on Coordinators; Sue Kennedy will represent Commons on Coordinators; Larry Anderson will join the Maintenance Committee	5/19/02	Coordinators
418	Agreement: Full members consent to researching and documenting standing decisions and practices relevant to each issue on the Issues List generated March 17, 2002.	5/19/02	Conflict Resolution
419	Agreement: Full members consent to authorizing the Coordinators Committee to provide specific methods and tools for improving general meetings, which will be implemented by the full group for limited trial periods of three to six meetings.	5/19/02	Meetings
420	Agreement: Mary Donlon's Associate Membership	6/2/02	Associate Members
421	Agreement: Playground proposals a, b, and c, with changes. Consented	6/2/02	Playground
422	Agreement: Basketball court. Consented	6/2/02	Basketball Court
423	Agreement: Sign Proposal, with change. Consented: The Membership Committee is authorized to decide on and create the new or updated sign on Echo Rd. at Hacker Rd. It will say "Two Echo Cohousing Community." The website address will be attached in a form that can be conveniently removed, updated, or augmented. The sign will be reviewed by the full group yearly and the website address will be removed from sign once all the lots are sold.	6/2/02	Entrance Sign
424	Agreement: Septic Proposal Consented: The homeowner will be responsible for any repair costs to their septic system until the first Homeowners Association (HOA) septic inspection finds that the system is working properly and is up to code. We are assuming that any repairs needed before the first inspection are related to installation problems/errors and are not the HOA's responsibility.	6/2/02	Septic
425	Agreement: HOA funding for Phase 1 of the playground: The full members consent to authorizing the money for the climbing structure (Phase 1 of the Two Echo Playground Equipment) to come from the following line items of the 2002 HOA Budget...	6/16/02	Playground
426	Agreement: Field Mowing Proposal: Consented. For this year, we will mow the pole barn side of the fields at least. Commons will be gathering information on the long-term impact of biennial mowing, and based on that, will bring forth a proposal at the next general meeting regarding the mowing of the second half of the fields.	6/30/02	Mowing
427	Issues List proposal, as amended. Issues List: Hallie introduced the written Coordinators proposal. Step Two was amplified to include "... identifies and prioritizes those items ...", and the amended proposal was consented.	8/11/02	Conflict Resolution
428	The full members consent to forming the Common House Committee (a.k.a. Design Committee in the Bylaws) whose purpose is to facilitate the process by which the community makes the decisions necessary to build the Common House, and to act as the liaison between the community and any hired professionals. The committee process may include working with the following issues: handicap access, parking, traffic, finance, garbage, programs, pedestrian access, hiring design professionals, landscaping. The Method is as follows: Any Two Echo member who feels that he/she has the capacity and desire to act as: a representative of the community; a facilitator of group decision-making and a liaison between community and hired professionals during the process of designing and building the Common House, volunteers for the Common House Committee during the General Meeting.	8/25/02	Common House

Two Echo Decision Log 1995 - 2014

429	Agreement Consensed that the charge to the Playground Committee consider all the information provided at this meeting, getting clarity as needed, and prepare a presentation and possible recommendation (including staked out areas, pictures, costs and feasibility) for full group consideration.	9/15/02	Playground
430	Agreement: approval of color cards for the next meeting.	9/15/02	Meetings
431	Agreement: The full group consensed to using the Color Card System in the General Meetings permanently.	10/6/02	Meetings
432	Agreement: The full group consensed to Zeke, Amy, Linda and Rob's CHC membership.	10/6/02	Common House
433	DRC Holland Picket fence enclosure approved	10/27/02	Fences
434	DRC: Blaisdell/Tolk entry doors approved.	10/27/02	Color
435	Maintenance Tree Felling Proposal	11/17/02	Tree Removal
436	Playground Committee Swing Purchase provided they could fit on either site.	12/8/02	Playground
437	Type A Agreements: Nov. 15 – Snow Removal Contracting	12/8/02	Snow Removal
438	Agreement: Interim DRC Procedures for Proposals for LCE Improvements Proposal	12/8/02	Lot/LCE
439	Agreement: Swing Set Proposal #1 – Purchase of Miracle Recreation swing set	12/8/02	Playground
440	Sale of land to Benners: The group agreed to sell up to 1 acre of land to the Benners to square up their lot a little, at whatever price we can get for it. 12/3/95	12/3/94	Common Land
441	Community Lighting Plan: Agreed to submit a lighting plan for approval that shows the outdoor lighting in yards (not including outdoor lighting on houses) to be of the "cut-off luminaire" type, and placed such that it would illuminate the common walkway. It was agreed that the height of these lighting fixtures would be limited to 7'6" or less. It was agreed that the examples of light fixtures submitted to the planning board include the "traditional lantern style," "post light", and "bollard light." All of these lighting decisions were made only in reference to what to submit on the plan, and are not final decisions of the group for the community's lighting plan. 1/21/96, 1/28/96		Lighting
442	Sale or lease of land to residents of 253 Hacker Road: The group agreed to assure Craig Freshley and Carol Nelson that the community would consider selling or leasing additional, abutting land at any time in the future, including to a future buyer of the house. 2/11/96	2/11/96	Common Land
443	Stockpiling Logs: The group agreed that lot owners may stockpile logs on the site of the Common House. Any logs put there should be free of limbs, segregated by hardwood, saw logs, and pulpwood; and will be regarded as community property. The Commons Committee will oversee the stockpile. 11/9/97	11/9/97	Tree Removal
444	Temporary Toilet: The group agreed to allow a Porta-potty to be located in the common area. 2/16/98	1/16/98	Common Land
445	Fill Stockpiles: The group agreed that: 1. Households may dump fill from lot excavation in the designated piles on the Common House site. 2. The fill at the Common House site is for general use. Any household may use the fill at any time.3. If a household wants the guaranteed use of the fill from their lot, they must store it on their lot.4. Whenever anyone takes fill from the common stockpile or adds fill to the common stockpile, they must tell Alison what kind of fill and how many cubic yards were added or taken away. 5. Alison will keep a running tally of type and amount of fill contributed and used by each member.6. In the end, all those who contributed to or took from the fill pile will meet to review the tally and will decide among themselves how to settle up (how much each person owes or is owed). 5/17/98	5/17/98	Common Land
446	Conservation Easement Medallions: The group agreed that Conservation Easement medallions are to be posted along the outer border of the Conservation Easement on trees or posts along with the Two Echo Conservation Area signs. 7/19/98	7/19/98	Common Land

Two Echo Decision Log 1995 - 2014

447	Berm: The group agreed to allow the owners of lot 9 to lower the trail to the woods on their west boundary by up to two feet and reduce the width of the trail by no more than two and a half feet. Fill taken from the trail maybe used by the owners of lot 9 for free. Final approval of the lot 9 grading plan requires the consent of the owners of lot 9, lot 10 and the Management Committee. 8/30/98	8/30/98	Common Land
448	Berm Costs: The group agreed that CCCC will pay up to \$500 of the berm/stone wall costs related to the lot 9 berm. 10/25/98	10/25/98	Lot/LCE
449	Disposal of Fill: The group authorized the Management Committee to arrange for the disposal of fill from the Common House site in ways that incur no cost to CCCC. 12/6/98	12/6/98	Common House
450	Temporary Storage of Fill: The group agreed to allow temporary storage of fill in the Common House fill area. 2/28/99	2/28/99	Common House
451	Field Maintenance: The group agreed that Patty Carton will oversee the maintenance of the fields. 6/6/99	6/9/99	Fields
452	Restoration of Common Land Disturbed by House Construction: The group agreed that Lot owners must restore (with at least four inches of topsoil) the contours of common land disturbed by their home construction. For planting on restored spaces the lot owner must submit a planting plan using the "Document Approval by Review Process." The plan should include what will be planted and how it would be maintained. If no plan is submitted then it is understood that the land will be allowed to return to its natural state. 8/15/99	8/15/99	Construction
453	Restoration of Common Land Disturbed by Community Infrastructure: The group agreed that if land behind or beside a lot (LCE) is disturbed by community infrastructure, the lot owner may restore it but is not obligated to do so. The lot owner who wishes to landscape the restored common land should distribute a planting plan using the "Document Approval by Review Process" as in the case of a disturbance caused by house building. 8/15/99	8/15/99	Lot/LCE
454	Flower Beds: The group agreed that Katie Clark and Rob Wiener may plant a small flower bed around the Two Echo sign at the Hacker Road entrance. 10/2/99	10/2/99	Entrance Sign
455	Skating Rink: The group approved a proposal to create a skating rink in the retention pond between lots 2 and 3 as follows: This would involve a one time mowing of the non-woody vegetation to a length of about 4 inches above the "low" ice level (after the current standing water freezes), and fixing a 90 degree elbow onto the pond outlet pipe such that it allows flooding to an appropriate level for skating. The rink will be "resurfaced" by hose from Randy and Betty's house anytime that's necessary. In the spring, the 90 degree elbow and any ice blocking the outlet pipe would be removed in time for the spring run-off. 12/5/99, 12/19/99	12/19/99	Retention Pond
456	Trails in the Woods: The group approved a proposal to prepare trails in the woods for cross-country skiing as follows: This would involve only the existing trails (as shown on the trail map that was distributed at the 10/24/99 general meeting), plus an access path that goes from the pedestrian road to where the trail begins near the back of lot 14. Preparation would involve: removing dead trees that have fallen across the trails; cutting non-woody living vegetation down to a length of 3-5 inches; removing woody vegetation growing out of the trail path itself down to ground level; and cutting tree limbs that obstruct easy use of the trail. However, no living woody vegetation (trunks or limbs) would be cut that is larger than 2" in diameter. All work and the disposal of all cuttings would be done so as to not cause an eyesore. 12/19/99	12/19/99	Trails

Two Echo Decision Log 1995 - 2014

457	Dunton House Tree Screen: The group approved a proposal from Enid Sharp and Robert Marshall to proceed with a tree screen of the Dunton house as follows: The trees will extend from the Dunton south corner 160 ft. (120 ft. in the original proposal) northeast parallel to Hacker Road and 100 ft. (40 ft. now, maybe another 60 ft. later) northwest toward Hacker Road. Seven pines will be planted 10 ft. from the line, and eight more 18 ft. from the line. Spacing within each line will be 30 ft., so that the spacing of the two lines combined will be seen as 15 ft. The pines are to be 3 to 4 ft. high. The tree planting may occur when Enid and Robert wish to undertake it. 4/9/00	4/9/00	Trees
458	Play Field Maintenance: The group agreed to authorize the Maintenance Committee to maintain the Play Field in a grassy (not muddy) condition that is conducive to running and playing. This includes mowing with a lawn mower and applications of organic fertilizer, lime, and grass seed, at a frequency and amounts to be determined by the Maintenance Committee. The work may be done by members of the Committee or its designee(s). 4/16/00	4/16/00	Fields
459	Pre-Approved Gardens: The group agreed to allow members to create gardens, up to 10' x 20' per household, north of the stream and east of Echo Road. No expiration date. (Note: this area has proven poor for gardening in our limited experience to date, and there's likely to be one or more proposals forthcoming about gardening in other areas.) 4/16/00	4/16/00	Common Land
460	Purple Loosestrife: The group agreed that people may cut and dispose of purple loosestrife flowers on common land before they go to seed. 7/30/00	7/30/00	Invasive Species
461	Close-to-Lots Common Land: The group agreed to the following proposal: This proposal refers to non-LCE common land immediately adjacent to and within 50 feet of one's LCE, excluding parking lots, access roads to parking lots, the Common Green, the pedestrian path, trail access paths, and the land between lots 14 and 15. The purpose of this proposal is to help lot owners make the common land adjacent to their lot feel welcoming and attractive while, at the same time, respecting the fact that the land is owned in common and that other community members may like notification and/or input into how the land is altered and used. Lot owners have blanket approval for the following uses of the common land described in this proposal: 1. picking up fallen dead wood; 2. compost bins; 3. stacked firewood; 4. cutting down and removing dead trees and branches; 5. cutting and removing dying trees; 6. planting native plants (i.e. indigenous plants found elsewhere on the property). It is understood by the whole group that there may be many other uses of the common land described in this proposal which lot owners may want to pursue, and we encourage these ideas to be brought forward. For these other proposed uses of the common land described in this proposal in which the use either alters the physical landscape or adds man-made structures and has not been given blanket approval, lot owners should submit proposals through the Common Land Use Review Processes. When a lot owner is in doubt as to whether a plant is "native" or whether a tree is "dead" or "dying," lot owners should assume it is not and go through a Common Land Use Review Process. If a lot owner or owners would like to see the list of blanket approvals expanded, they are encouraged to bring such proposals directly to the whole group at any time. 9/10/00	9/10/00	Lot/LCE
462	Poison Ivy Control: The group agreed that Helen Williams is authorized to use Round-up on the Poison Ivy located on the designated common land by the east parking lot and by the rocky outcropping across the road from lot 2. 9/24/00	9/24/00	Pesticides

Two Echo Decision Log 1995 - 2014

463	Christmas Tree Cutting: The group agreed to allow any member or resident to cut a Christmas tree from the Two Echo woods with the following conditions: one tree per household (but tree credits can be traded); take trees from locations that are away from the developed area and off of trails; pay attention to thinning needs (e.g. don't take the only one in an area); max height of standing tree is 10 feet; tipping trees for boughs is okay in addition to cutting a tree. 12/3/00	12/3/00	Tree Removal
464	Proposal: Pole Barn Storage	6/17/99	Pole Barn
465	Forestry Decisions: Cutting Trees The Town required us to show what clearing we might do, so our submission to the Town shows the maximum amount of clearing that we have agreed to do, although we have not come to consensus on a specific landscape plan. At most we will clear all of the area inside the "loop" and the house lots, leaving the nicer trees and some vegetation buffers between the fields and the community to visually screen ourselves from the neighbors. Also, the trees immediately adjacent to the south of lots may be cut in order to increase solar access. 6/4/97, 6/15/97	6/15/97	Tree Removal
466	Forestry Decisions: Tree Cutting on All Lots (sold and unsold) For this item, our forester will be paid via gifts to the community (currently we have about \$100 from a gift earmarked for this) or from the revenue proceeds of the cutting, if there are any.		Tree Removal

Two Echo Decision Log 1995 - 2014

467	<p>Forestry Decisions: Tree Cutting on All Lots (sold and unsold) Tree Cutting on All Lots (sold and unsold) For this item, our forester will be paid via gifts to the community (currently we have about \$100 from a gift earmarked for this) or from the revenue proceeds of the cutting, if there are any.</p> <p>Phase 1 - Now:</p> <p>a. Trees that are hazardous on all lots and on common land near lots are cut at community expense and sold for community benefit. Trees that are of commercial value on all lots and on common land near lots may be cut at community expense and sold for community benefit with the permission of the lot owners (the CCCC in the case of unsold lots).</p> <p>b. Trees on any lot that are hazardous will be identified by the forester for cutting (a tree will be considered hazardous if there is a chance the tree may fall down within the next 5 years potentially hitting a building, including buildings yet to be built, or a parking lot in any direction). Also, trees in wetlands on or near lots that, if cut, would result in damage to the wetlands will be identified by the forester for saving.</p> <p>c. Trees on UNSOLD lots that meet the following criteria are cut: hazardous (as defined above) OR of commercial value AND within 8 feet of the area of the footprint of the house to be built (we know that there is considerable discretion on how houses are situated on lots but there is a certain area on each lot that will be within the footprint no matter how the house is situated - trees within 8' of this area will get cut) The forester applies these criteria and marks trees for cutting in collaboration with the Forestry Committee.</p> <p>d. Trees on SOLD lots that are either hazardous (as defined above) OR of commercial value may be identified by lot owners for cutting. In addition, lot owners may identify trees near (but not on) their property to be cut in the interests of solar access (in the case of trees on abutting lots, need to consult with owners of those lots). The forester will be available at a certain predetermined time to meet with all lot owners to assist with these decisions. If lot owners want trees cut on their lots in addition to those meeting the above criteria, they may have the community's logger do so and they will compensate for, or receive compensation from, these trees in a reasonable amount set by the forester.</p> <p>e. Once trees on all lots have been tagged for cutting, there will be a two week period of time for lot owners to confirm that the tagging is an accurate reflection of their desires before the group consensus to such cutting.</p> <p>f. A logger chosen by the forester will be engaged to cut and purchase these trees and deal with all associated limbs. The Forestry Committee will bring forth a proposal on how the limbs should be dealt with after all trees are tagged and we have a sense of how much revenue we will generate from these trees (if any). The way in which limbs are disposed of will be decided before any cutting is done.</p> <p>g. Anyone from the community may compensate the community for any tree cut in phase 1. Such trees may be used in private home construction or donated to the community for use in the common house or other community buildings. The compensation amount for such trees will be set by the forester (best estimate of actual value to the logger less the cost of felling and limbing the tree). Lot owners get first option to purchase trees from their own lots. If someone wants a tree on a lot other than their own, they should make such a request to the forestry committee. Any trees handled this way be will felled and limbed and from that point on, they are the responsibility of the purchaser.</p> <p>Phase 2 - After Phase 1 Cutting:</p> <p>a. After phase 1 cutting, all trees become the property and responsibility of the owners of the lots on which they exist. The extent to which trees are cut or limbed is up to individual lot</p>	8/17/97	Tree Removal
-----	---	---------	--------------

Two Echo Decision Log 1995 - 2014

468	Forestry Decisions: Brush Clearing on All Lots Lot owners are responsible for all clearing of brush and tree limbs on their lots. Given that the community may hire someone to clear the Common Green, it is advisable that people wanting brush and lower limbs cleared from their own lots collaborate in this effort to hire someone to clear the Common Green. We can work out an equitable cost share. 8/17/97	8/17/97	Tree Removal
469	Forestry Decisions: Timber Cutting on Lots Agreed that if the expense of clearing the non-commercially valuable trees on a lot is greater than the proceeds from the commercially valuable trees on that lot, the lot owner may be charged, but only in \$100 increments (rounded up to benefit the community). In other words: If \$100 worth of trees are harvested from lot 23, but clearing the non-commercially valuable trees costs \$330, the lot owner will be charged \$200. If the non-commercial clearing costs \$351, the lot owner can be charged \$300. 9/14/97	9/14/97	Tree Removal
470	Forestry Decisions: Forest Management Plan Agreed that the Forest Management Plan of 1/20/98, prepared for us by Barrie Brusila, be filed with the Maine Forest Service along with a signed stewardship pledge and other paperwork necessary to participate in the Forest Stewardship Assistance Program. Also agreed to the above recognizing that the Forest Management Plan of 1/20/98 has not yet been agreed to by the group but that it is in our best interest to file the Plan with Maine Forest Service in a timely manner. 4/26/98	4/26/98	Woods
471	Forestry Decisions: Cutting Damaged Trees Agreed to encourage Members to cut (at the base) trees that are 1) clearly visible from the pedestrian path or road; AND 2) are broken and can't survive, OR 3) are bent birches. If the tree's condition is remotely questionable, the cutter must first consult with at least one other household about whether to cut it down. 5/3/98	5/3/98	Tree Removal
472	Forestry Decisions: Cutting Trees and Brush on Unsold Lots Agreed that in order to help sell unsold lots, Members may take the following actions on unsold CCCC Lots: ¥mark with orange tape damaged and potentially dangerous trees. ¥cut down trees marked with orange tape. ¥clear away brush and dead trees. ¥mark lot boundaries with green tape so that lot perimeters are easily defined. 8/15/99	8/15/99	Tree Removal
473	Common Green Decisions: 1. Zone D Clearing The group agreed to submit landscaping plan for approval that allows Zone D ("Commons" on Drawing Sheet 11) to be entirely cleared, but that submitting this on the plan did not indicate any decision by the group on how much clearing in Zone D would be done. 1/21/96	1/21/96	Common Green
474	Common Green Decisions: 2. Zone B Wet land The group agreed that despite the way Zone B was drawn in the Common Green around the wetland on Drawing Sheet 11, it will be considered by the group to have been drawn no larger than the size of the delineated wetland itself. 3/10/96	3/10/96	Common Green

Two Echo Decision Log 1995 - 2014

475	<p>Common Green Decisions: 3. Cutting Hazardous Trees and Saving Replacement Trees Please note: This decision is currently under review. The group agreed regarding tree cutting and brush clearing on the Common Green that:</p> <ul style="list-style-type: none"> a. Any tree on the Common Green will be cut down if it is hazardous: that is, there is a chance the tree may fall down in the next 5 years potentially hitting a building (including ones yet to be built) or a parking lot in any direction. b. Such trees will be identified by the forester for cutting, in collaboration with the Forestry Committee. The forester will also identify smaller trees on the Common Green that the community may want to save to grow up and replace large trees that need to be cut. c. Once trees on the Common Green have been tagged for cutting, there will be a two week period of time for all community members to confirm that the tagging is an accurate reflection of our desires, before the group consensus to such cutting. d. A logger chosen by the forester will be engaged to cut and purchase these trees and deal with all associated limbs. The Forestry Committee will bring forth a proposal on the how limbs should be dealt with after all trees are tagged and we have a sense of how much revenue we will generate from these trees (if any). The way in which limbs are disposed of will be decided before any cutting is done. e. One year from when the cutting is done, the group will reevaluate if further timber cutting is desired on the Common Green. f. After the tree cutting is done, the Forestry Committee will reevaluate brush clearing. <p>8/17/97</p>	8/17/97	Common Green
476	<p>Common Green Decisions: 4. Thinning to improve tree growth: The group agreed that to improve tree growth in the Common Green any Member may thin trees in the Common Green as follows: Where two trees are less than 1 foot apart, members are encouraged to cut the less attractive or smaller of the two trees, provided that tree is under 4" diameter. Trees kept shall include both deciduous and evergreens. Multiple trees from a single base shall be treated as one tree, and saved or all cut. Cutting of deciduous trees shall be done when trees have leaves so that tree value can be better assessed. 11/21/99</p>	11/19/99	Common Green
477	<p>Common Green Decisions: 5. Common Green Plan (see Proposed Common Green Map, June 1999, for "Area" locations) Intention: The intention of this Plan is to give us, as individuals and as a community the opportunity to start to improve and use some areas in the Common Green while allowing for a more comprehensive design to be developed over time. In drafting this Plan we aimed to incorporate members's round robin comments and the maps and descriptive narratives solicited by the Commons Committee in the fall of 1999. In this proposal we attempt to begin with ideas that are both held in common by much of the community and are not necessarily permanent. We also tried to be realistic about our volunteer labor pool and the group's financial situation. As we have no money budgeted for the development of the Common Green and the work proposed is within our capabilities, our proposals for the year 2000 are dependent on volunteer community work days and individual volunteer efforts. We propose that more substantial and/or irrevocable alterations be considered after more use of the Common Green has occurred and/or in conjunction with the landscaping of the Common House site. Goal: To make the Common Green a visually and physically inviting, esthetically pleasing and usable central outdoor common space in our community. Method: To develop the Common Green in incremental steps over time, using primarily voluntary community labor.</p>	3/26/00	Common Green

Two Echo Decision Log 1995 - 2014
