

# Community Reports

Reports to the community-at-large

- [Pre-Reading Briefs for Community Meeting on 10 Sep 2026](#)

# Pre-Reading Briefs for Community Meeting on 10 Sep 2026

Hello! The new Process Group has asked all presenters of topics at Thursday's community meeting to write these brief reports, for you to read before the meeting.

We hope that this pre-reading can fill in details of the relevant topics ahead of the meeting, which can help the overall meeting in numerous ways. Among those ways:

- The meeting can be shorter, because we don't have to cover the same detail during the meeting.
- The meeting can be more focused on interactions -- questions, discussions, and decisions -- instead of presentations.
- We get the chance to absorb information ahead of time, getting us on the same page faster, and improving our questions and discussions.

So that we can help our meetings be more effective -- and more *alive* -- we from the Process Group ask you, please, to find some time to read these briefs before the meeting. Thanks!

-- Matt Elder, for the Process Group

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## 1. Matt Elder: Changes to Community Meetings

The new Process Group is now responsible for running our community meetings, among other processes. Following the recent survey on meetings, we aim to make them faster, more effective, and more obviously purposeful.

### Principles from the survey

Many common themes emerged from the survey. We're not trying to address them *all* yet, but a few seemed critical to address directly and immediately.

Across the multiple-choice questions, the most frequent responses were:

- Shorter community meetings, either 60 or 90 minutes
- A clear statement, in advance, of why each agenda item is worth discussing
- Shorter general meetings, with a mandate to move discussion to follow-up meetings

The clearest themes from the write-in responses:

- **Clarity of purpose.** The theme with the broadest agreement. Beyond wanting each agenda item's purpose stated, respondents asked that discussions close with explicit outcomes, and wanted some way to ensure that agenda topics were relevant to them.
- **Information ahead of time.** Several people wanted agendas earlier, and substantive summaries of agenda topics at least a day in advance. Others objected to holding information back in order to drive attendance.
- **Sharper attention to time and conversational norms.** The most popular facilitation option was a visible clock, plus agreed time limits for individual comments during share-outs and discussions. Many write-ins praised our resident facilitators, and several asked that we empower them to more readily stop people who are running long, drifting off topic, or commenting again before everyone has had a turn.

# Changes we're instituting

## Setting Agendas

The biggest change is how our agendas are set. We're aiming for 90-minute meetings, with that time allocated by a fair, transparent process:

1. Anyone in the community may publicly submit an agenda item, up until two weeks before the meeting. A submission requests an amount of time, and must state its topic, whether its purpose is to inform, discuss, or decide, and why it's important to address at a community meeting.
2. If submissions exceed the available time, we'll open a week-long vote, in which each community member says which items they'd approve for the agenda. Voting runs until one week before the meeting.
3. One week before the meeting, we'll collect those votes and set the agenda by some sensible scoring procedure; we haven't settled on which. Ranking by approval count, or by approval count per agenda-minute, are the simplest and most obvious candidates. (I, Matt, am excited about Phragmén's rule, which represents different voices more fairly over time, but is a bit harder for everyone to understand.)

This serves several purposes: It keeps meetings shorter and respects people's time. It ensures that anyone who wants to champion an agenda item can put that option to the community. And requiring answers to specific questions in each nomination makes the purpose of each item explicit and clearer.

# Managing Meeting Time

To keep the meeting moving, we've arranged the agenda a little tighter than usual. We'll set up a visible clock, and we'll ask the room for explicit buy-in for the facilitator to stop comments that run overlong. The single most common response on the survey was to make our meetings shorter, and that will require some work to keep up the pace.

## Pre-Reading

We also intend to publish pre-reading on most agenda topics, at least a day before the meeting. We hope to make these briefs a standard feature of our meetings. This does demand more work from the champion of each agenda item, which is a real cost, but we expect substantial benefits:

- Less meeting time spent on details the briefs cover.
- Better conversations, since people arrive more informed.
- Better-informed community members who don't or can't attend.

## Our requests for you

We have two requests:

1. Please tell the Process Group how this works for you. Is it good? Is it bad? Did something work surprisingly well, or not well enough? You can always fire a quick email to the [process mailing list](#), and let us know!
2. *Please* nominate an agenda item! The process may be stiff and formal, but that lets it be fair and impartial. If there's a topic you'd like to present or chair at a meeting, put it forward!

Thank you!

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## 2. Matt Elder: The New Nyland Wiki

### Why a new thing?

Right now our agreements, how-tos, and hard-won knowledge live in binders, old emails, and people's heads -- and a few places online that are hard to search, hard to change, and tricky to access. When you need something, it's hard to find, and even harder to know whether what you

found is still true. To help solve this, I've put together the Nyland Wiki.

## What is the Nyland Wiki?

The Nyland Wiki is a website that anyone can read, and anyone in the community can write, edit, comment on, and organize. It's [online now](#); you can already read its first pages.

The wiki is intended for reference information that Nylanders might find useful. Examples include community agreements, how-to information, our processes, or advice about land maintenance. It's notably *not* designed for discussion or announcements. It's also not an official record for Nyland -- though it is well-suited to the task, if we someday decide to use it that way. It does not present member's contact information.

Any Nylander can log in to add, change, reorganize, or delete pages. This may sound chaotic, but it works well in practice because the wiki tracks old versions of all pages, and any Nylander can easily revert edits to restore order as needed.

There are simple ways to keep pages organized. Every page is organized into a *Book*. A Book may contain *Chapters*. If we have lots of Books, we can further organize them on *Shelves*. Also, any page can link to any other page, which makes getting the overall organization "right" much less important. Any page can also link to anywhere on the web, and every page has a comment thread where Nylanders can ask questions and suggest changes. The whole wiki is searchable, so you can generally find the page you need, even if you don't know its name or location.

## What might we add?

Until now, I've been focused on making the wiki work reliably. The next step is to add useful pages, and I could use lots of help with that. Some contents I hope for include:

- The Newcomers' Guide to Nyland
- All of our agreements
- How to use the tech in the Common House (e.g, speakers, printer, projector)
- How to host a great event in the Common House
- Guides for caring for our neighborhood plants and trees
- A book for each CAG and working group to manage its own working knowledge
- Our historical archive

## Other questions

**Won't this mean yet another password I have to keep track of?** You don't need to login to read. If you want to edit things, you do need to set a password, but you can stay logged in on your device indefinitely.

**How expensive is this?** All of this is running on a small Virtual Private Server for \$8 a month, and the same server can run other services too.

**Can't we already do this with what we already have?** Not really. Anyone can make new Google docs, but there's no good way to organize them together, or to uniformly permit Nylanders to view or edit. Finding other people's documents is impossible unless they specifically invite you. There *is* a shared Google Drive, but access is scattered and unmaintainable, and even with full access it's *really hard* to find stuff there.

On both our internal and public sites, only administrators can make or edit pages, so getting information changed is necessarily a bureaucratic process.

**Who decides what the wiki says?** Well, everyone. In the rare case of a conflict over a page's contents, conflicts can be worked out in the comments, or we can take it to an in-person conversation. But none of these pages are somehow "binding" or "official" so the stakes are low, and a page can just say that there's disagreement. In cases of extreme bad behavior, like vandalism, an admin can just lock specific pages or users.

## How to log in

You can visit [wiki.nylandish.org](http://wiki.nylandish.org) and read the current pages. To try out editing, you'll need to get an email for your Nylandish user, set a password, and log in:

1. Go to the [Nyland Login set-password page](#)
2. Enter the email address where you get your Nyland email and click "Continue."
3. Find in your inbox an email from "Nylandish Login", and click its "Reset Password" button.
4. On the next page, click "Continue", and submit your new password.
5. Password set! Now go to the [wiki](#), click the "Log In" button there, and you'll be logged in.

## Finally, an ask

If you're still with me, I ask you to log in, and either add *one thing* that you already know, or add a question to the page [Questions this Wiki Could Answer](#). If you have questions, or anything goes wrong, or if you just get stuck and aren't sure what to do next, please [email me](#). Thanks!

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# 3. AB: The Transformation of Well-Being

What has long been the single CAG of Well-Being is undergoing a transformation, as presented at our last community meeting. The former WB group outlined what fell under its purview and is currently trying out a pilot program, spreading the work across three autonomous but connected groups. We will be at the community meeting to update what is happening in these groups and invite more participation.

In considering participation in these groups please consider the following questions:

- What are your main interest areas in this group?
- When are the best standing times you could potentially meet a few times per month?
- Optional: Do you have any special requests/requirements before considering joining the group?
- Optional: What other Nylanders do you think we should reach out to directly to consider membership in this group?

## Relational Health

We envision this group taking up the conflict-support mission of the Third Siders group, and with a further mandate to develop fresh ideas to cultivate relational health of the community at large.

Relational Health represents an opportunity to help develop and refine support systems and skills to support Nyland to be a community with open, kind, and relationally connected communication.. This group aims to help neighbors navigate interpersonal conflict, practice repair, build confidence in difficult conversations, and learn practical relational and conflict-resolution skills. In addition, we want to strengthen the group's facilitation skills to support reaching consensus more smoothly and address conflicts that affect groups within the community and the community as a whole.

To this end, we envision offering workshops and skill-building, supporting voluntary facilitated conversations and mediation, developing a roster of mediators and facilitators (to facilitate various kinds of meetings, including for CAGs and project groups when needed), helping people find the right resources when conflict arises, and keeping a compassionate eye on the overall relational health of the community.

We don't intend to police behavior or decide who is right or wrong, but to support the Nyland community in building skills and structures that address difficult situations earlier, more skillfully, and with greater possibility for repair. This group is perfect for community members interested in facilitation, mediation, restorative practices, conflict resolution, community-building, building consensus, or simply helping Nyland become better at having hard conversations.

This group would steer the vision for addressing challenges to relational health, and while the vision includes equipping Nylanders to "facilitate" in various ways (interpersonal conflict, group meetings, etc.), not every member of the group needs to become a facilitator.

Here is a [Google Doc](#) with more details and possible directions for the group. If you are interested in joining this group, please email [John](#) or [AB](#).

## Culture Group

Culture is an opportunity to help shape, preserve, and continually renew what makes Nyland feel like Nyland. This group would strengthen our shared culture by welcoming and integrating newcomers, preserving and sharing our history, creating celebrations and rituals around the seasons and life transitions, and supporting the many activities that help people feel connected—from community meals and Heart Shares to concerts, NED Talks, cottage gatherings, and other opportunities to participate and build relationships.

We want to honor the traditions and wisdom that have shaped Nyland while staying open to new ideas, people, and ways of doing things, so our culture is something everyone can participate in—whether you’ve been here two months or 20 years. If you’re interested in community-building, storytelling, welcoming people, celebrations, history, meals, gatherings, or simply helping create the connective tissue that makes an intentional community thrive, please consider joining.

Possible departments:

- Newcomers
- Circlings/Endings
- Nyland History
- Concerts + NED Talks
- Heart Share Circles
- Community Meals

If you are interested in joining this group, please email convenors [Jules](#) or [Ashley](#).

## Process Group

The Nyland Process Group will serve as a resource for maintaining and curating various community processes. This group will organize community meetings, review the agreements Nylanders make by living here, and consider decision-making and proposal processes, among other topics. We will set community meeting agendas in a way that gets more of the community participating, and we will strive to be responsive to feedback from the recent survey, as well as from last year’s retreat and the subsequent “Forward” group.

The initial group has been formed based on those who expressed interest and participated in a discussion at the recent community meeting.

We’ve created an email list for our group. If you would like to participate or just have some additional ideas to share with our group, please email [the Process Group mailing list](#), or convenors

[Boaz](#) or [Alexandra](#).

Thanks for considering participating!

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## 4. Holly: Update on 8600 Baseline

For those not tracking this closely, the owner of the property to our east, 8600 Baseline, wants to develop the 34-acre parcel to create 185 homes where there is currently one. Obviously, this huge increase in density would have an enormous impact on Nyland and the surrounding area.

The developer, Jack Besthall, has applied for annexation, the first step in getting the zoning changed. He and his PR guy, Marcus Pachner, recently hosted the required Neighborhood Meeting, to present his plan and hear concerns from area residents. And hear concerns they did! We helped to spread the word so that there would be a lot of concerned residents there. About 80 people attended. One spoke in favor of the proposal, and the rest expressed concerns about key topics such as limited water supply, the cost to Lafayette of providing the infrastructure, impact on adjoining Open Space/wildlife corridors, clogging up of evacuation routes, and many more.

Besthall will be trying to persuade the Planning Commission and City Council that this property needs to be annexed. We know that it *does* meet the eligibility criteria for annexation, but eligibility is not entitlement, and the fact that one could build there does not mean that anyone should build there. **Annexation is discretionary**, so it is up to the good people of Lafayette to persuade the decision-makers to say **no** to this proposal.

Many thanks to those Nylanders who have gotten involved. If you have not yet jumped in, here's one big, fat reason to do so. **The primary exit will be onto Nyland Way.** We just learned this new piece of info and it's horrifying. For each home, traffic studies show that there are usually 5 to 10 car trips per day, so just try to imagine an extra 1800 or so cars coming and going every day as you try to get your kids to school or commute to work or run some errands, and let that sink in. If this passes, Nyland will never be the same.

There is more info at [stop8600baseline.com](http://stop8600baseline.com). And if you haven't yet signed the petition [please do so here](#).

And please note that signing the petition is not enough! We need people writing emails to the Planning Commission and City Council (there are some good sample letters on the website), and speaking during the Public Input portions of their meetings.

There is a Nyland mailing list for news, so if you're not on that, please go to our website and sign up for it. [Log in and go to Email](#), and you will see 8600 first on the list. Click on the "subscribed"

check box to subscribe. There are currently 42 people on it and there are about 90 adults here. If everyone was on it, we would only have to send out to this *one* list instead of having to clog up inboxes by sending to multiple lists.

So now that you've read this brief, the 10 minutes of community meeting time can be used for Q&A.

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## 5. Suzanne: Hiring a Contractor to Support Nyland's Financial Management

**Purpose of agenda item:** Inform community about Board's intention to hire a financial management company, share criteria and three potential contractors, and field questions.

**Background:** Throughout Nyland's 30+ year history, a Nyland resident -- as Board Treasurer -- has managed Nyland's finances (with Board oversight and community input): paying bills, collecting dues, and tracking daily, monthly, and annual financial needs. Over time, these responsibilities have become untenable for a volunteer. Til has agreed to serve as treasurer, but lacks time to hold all of the administrative responsibilities. Plus, our current model costs Nyland over \$1K/month (bookkeeper fees + QuickBooks).

This summer, the Board chose to seek an efficient, professional vendor to help us manage our finances, from bookkeeping to taxes. We selected Advance HOA. Community members reminded us we need to seek 3 bids. We formed a working group (Suzanne, David Rubine, Til, Nick M) to identify criteria and vet contractors. As of Sept 10, we have three bids; we aim to choose a contractor in September.

### We aligned on six criteria:

1. **Service fit** (do what we want them to do): Dues collection, bill pay, bookkeeping, monthly reports, 1099s, and tax preparation or CPA coordination—without property management.
2. **Service quality** (customer-oriented): Named accountant and backup, clear response-time standards, ease of access, accurate reporting and timely resolution of owner questions.

3. **Experience and reputation:** Relevant HOA/cohousing expertise, strong references from comparable communities, independent reviews, good transition/termination record.
4. **Financial controls** (what control we retain): Community-owned accounts, board visibility, two-person payment approval, segregated funds and strong fraud protections.
5. **Technology and transparency:** User-friendly owner/board portals, flexible payment options, useful reports and complete data access/export.
6. **Total cost:** Monthly fee plus all setup, banking, payment, fees, postage, collection, tax and termination charges.

## We solicited three bids:

- **Advance HOA Management:** Has scale, established systems and extensive Colorado HOA experience. Primarily a full-service management company. Highly recommended by two Colorado cohousing communities. ([Comparison data](#), [BBB reviews](#))
- **Community Financials:** Specializes in financial-only support for self-managed HOAs; dues, bill pay, monthly accounting, portals and board approvals. Boulder office. Reviews praise responsiveness, reporting, invoice approval and transitions. (See: [Reviews](#))
- **CAP Management Accounting Services:** Local, established accounting operation offering AR/AP, owner billing, board invoice approval, early monthly reports and tax filing. Weaker review from the one cohousing community they serve. (See: [Comparison data](#), [BBB reviews](#))

Email questions to [suzanneplaut1@gmail.com](mailto:suzanneplaut1@gmail.com).