

MAHC Messenger

50 years for Fountain Court

By Staff of Pentiuk, Couvreur & Koblijak, P.C.

Fountain Court Consumer Housing Cooperative is enjoying its 50th anniversary. With its new motto — “50 years strong” — Fountain Court has catapulted itself into this millennium. Jerome Rayford, Fountain Court’s current president, sat down and gave us an interview about the cooperative’s bright future. All of the latest renovations and work the members have put into the cooperative have placed Fountain Court in better shape than ever.

The parking lot has recently been redone, and the units are receiving a new coat of paint and fresh carpeting. One of the intentions behind all the upgrades is to boost curb appeal for the cooperative and the city of Detroit. The community of Fountain Court is working diligently to provide the brightest future possible for its members.

Mr. Rayford expressed his enthusiasm for the current state of the cooperative, and how it has risen steadily since reaching a low point in 2012. Even though the cooperative faced tough challenges, some of its members were not afraid to confront the issues. During the board election that year, with front runners like Hennda Zackary and Janice Slappy, they and the rest of the board laid the foundation to change the direction of the cooperative. In 2016 the members of Fountain Court elected Mr. Rayford to the board and the board appointed him as president, before that he had served on the board for two years. He came at the long laundry list of things needed for Fountain Court at full force. He walked the property conducting a thorough investigation to develop a plan of action.

“We had a bit of a bad reputation, but we took ownership of it and turned that around. Our members know that, our board members know that, and we are now educating the community on that. We are working for a greater Fountain Court,” he said.

When Mr. Rayford took office two years ago the cooperative was in debt, had a high eviction rate, and a climbing to do list. By focusing on the future of the cooperative and working together, Fountain Court paid off a large portion of debt in October 2017 and is current on all bills. “Years back we were counted out but we survived,” said Mr. Rayford. In April we were at 28 vacancies and still moving. We are 92% occupied. The goal is to have a wait list by the end of this year.”

Fountain Court Cooperative is thriving because the community is inspiring. Currently, they feature a community park and they have a dog park, and a play area in the works, this environment is welcoming and engaging to all sorts of families.

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The community hosts a number of events to benefit the cooperative and environment such as the annual Turkey drive, the Gleaner food drive, and their Amazing Friends and Family Day.

In September 2017 Fountain Court hosted a catered event for the friends and family of the cooperative. Children enjoyed a train ride through the property, had their faces painted, and played all sorts of games. They raffled off a TV donated by KMC management and had a bingo tent with other games and prizes. It was a truly wonderful event to celebrate the community and bond with members.

"We have members that have been here for 30-40 years. We are a family; everyone is involved. We have very dedicated committed members here. Fountain Court is a home. The struggle has been finding members that can afford the membership fee and find the value in making Fountain Court a home. You are in possession of your unit; we want you to take ownership of your unit; you can customize it. We want you to feel like you are home." Located at 3088 Lawton Street in downtown Detroit the community takes quality of living and safety seriously. The cooperative hopes to become a gated community and currently has a great set-up for security.

The 2018 officers were elected at their last meetings and they include:

Jerome Rayford as Board President

Hennda Zackary as Vice President

Evette Faucette as Treasurer

Pamela Bracy as Secretary

Janice Slappy as Director-at-Large

Fountain Court is striving for a better tomorrow, and with such dedicated board members and committed cooperative members, it is a beautiful fixture for the city of Detroit.

"I can see a finish line and I know we are going to get there. Teamwork. We are all working together for a greater cooperative living," said Rayford.

Happy 50 years of development to Fountain Court Consumer Cooperative. Cheers to many more!



MAHC Messenger

We welcome your article contributions of 500 words or less submitted in MS Word format. Please forward your entry to the editor at MAHCeditor@gmail.com. If you are a Management Company and would like to contribute to "Cooperative Dos and Don'ts" section of the MAHC please submit your suggestions to MAHCeditor@gmail.com.

If you are interested in placing an ad in the MAHC Messenger, please contact the editor.

The views and opinions expressed herein are those of the author(s) and contributors and should not necessarily be reflected as those of the Midwest Association of Housing Cooperatives. The purpose of this publication is to serve as informational only and not to engage in disbursement of legal advice. If you require legal assistance please consult an attorney. If you have questions or comments please submit them to the editor at the email address listed above.

MAHC Conference 2018

Richard Berendson

President MAHC

On behalf of the Board of Directors of the Midwest Association of Housing Cooperatives (MAHC), I want to thank you for attending the MAHC's 53rd Annual Conference. This was truly a Celebration of Knowledge and Experience!

Cooperatives embody the true meaning of sharing. As we review the multi day educational experience we just went through at the conference, please keep in mind those who sent you. Bring back the knowledge and contacts that you collect during the conference and share them with your fellow Cooperative members. Knowledge is power, but knowledge not shared is of small value and leaves little room for growth.

We have a duty as Cooperators to pass on knowledge to our fellow members and also to our future members. Getting our next generation prepared to carry on the Cooperative movement is a community goal. It is our legacy. This is how we protect, enhance and enrich our bright future through instilling this unique form of affordable living in our younger members to ensure it continues on for years to come.

As I watched at the conference, you were filled with excitement. I had the opportunity to talk to many amazing people attending this year's conference. We were blessed to have over 340 people from all over the country attend our conference. There were many "thank yous" for the excellent classes, networking opportunities and, of course, great food at the conference.

This year we had 44 people become Certified Cooperative Directors. Fourteen of whom became Certified Cooperative Managers and another twenty six attend our new board members class.

My hope is for you to keep the spark of curiosity and fascination as you attend workshops, meetings. I hope the motivation continues as you participate in our many events designed to bring us together to discuss what binds our world: a passion for Cooperatives. My wish is for that sense of excitement from the conference to inspire you as you head back to your respective Cooperative and infuse it in your cooperative day-to-day activities.

Remember, an informed board member is an effective board Member. We have accomplished much together but there is still much to do.



In 2018 we gave out awards to some of the many deserving people who works above and beyond the call of duty to lead Cooperatives now and in the Future. We wanted to share them with you.

Leadership Award- Given to a person who works above and beyond the call of duty to lead Cooperatives now and in the Future. **Loretta Christy, Walton Park Cooperative**

Ms. Christy is president of her cooperative for over 20 years. She is also the President of the YAPO Computer Learning Center. The center was created as a place where children, teens, adults and senior citizens of our community would have access to the resources and technology of the future that may have otherwise been out of their reach. The program currently offers an exciting array of academic, enrichment, and recreation opportunities for participants inspiring new possibilities, endeavors, and developing future leaders.



Executive Directors Award- Award For Outstanding Service To MAHC By A Person Or Organization Other Than A Member Of MAHC's Board Of Directors. **Cat Fisher, Kirkpatrick Management Company**

Cat has worked very hard in the cooperative community and has assisted MAHC in the last few years in producing and developing our conference book. This year we had 84 pages.



Dr Herman E Curtis Co-oper of the Year Award- Awarded To A Co-oper For Outstanding Service To Their Home Co-op. Nominated By The Board Or Members Of The Co-op

James (Jim) Whitaker

Loma Vista West Townhouses

Mr. Whitaker has been a member of Loma Vista West Townhouses Inc for more than 30 years. During this time Mr. Whitaker has served on the Board of Directors for more than 20 years. When he was not serving on the Board of Directors, Mr. Whitaker worked tirelessly on various committees such as the House and Grounds committee and the Activities committee.



Almeda Ritter Award- For Devotion and Contributions to the Cooperative Housing Community

Ralph Marcus

Marcus Management

His advocacy for cooperatives is proven by his work as he was very instrumental, and the driving force, in affecting State legislation and in writing regulations during 1993 that made it possible for Cooperative Housing Corporations to qualify as homeowners under Michigan's Homestead Act. Most important of all, in addition to his warm, energetic, charismatic personality, is his willingness to educate and encourage others to achieve their goals, which is appreciated by anyone he comes in contact with, from members of the Board, cooperative members, legal teams, staff, and even contractors.

Ralph treats everyone as family, is a friend, a mentor, a colleague, and one of the most generous people you could wish to know. His love for life, his family, and all of you is immeasurable





Cooperative Leap of Faith Award- Displaying the confident belief and trust in the housing cooperative concept and assisting cooperatives in attaining their goals today and in the future.

Marlene Dau

Tailor Made Property Services

This person, who was first introduced to Cooperative Housing in the Mid 80's has made it a life mission to further the Mission of our movement. Spreading the word about Cooperative living as a quality affordable lifestyle. In so doing this person has spent years training Cooperative Members, Staff and Boards to develop a greater understanding of their documents and what they are meant to be utilized for. This person has designed countless workshops and courses to aid in preparing Cooperators to perform at their highest level.

The courses designed have all had the thought in mind that ensuring the future of Cooperative Housing is paramount. In keeping with the Cooperative spirit, these courses have for the greatest majority, been developed for no fee and have been developed during personal time. Along the many years of experience in Cooperative housing, this dedicated individual has never waived in the desire to pass knowledge to others in the Cooperative Community for the betterment of all.

To this day she sits on both the MAHC and NAHC Boards and her focus is always on education, education, education. She was the primary author of the CCD, CCM and CCMM Certification courses which many of you have taken.

William Magee - Bill was an individual that worked endless for many causes. He served and worked for those causes that touched him with an ability to bring people together and catch the passion. Bill passed away a few years ago. Bill worked 24 hours a day / 7 days a week working, training, talking and supporting cooperative. The next award is given in honor of people who have followed his example.

Bill Magee Spirit Award- In recognition for promoting and consistently displaying dedication and commitment to the preservation of the Cooperative Housing Movement and the MAHC Organization
"Always Going The Extra Mile"

Robert Kirkpatrick,

Kirkpatrick management

Honesty, Integrity, Commitment and Compassion. These are but a few words that come to mind when describing Robert S. Kirkpatrick, Jr. (Rob). He is a friend and mentor to the employees. His drive for excellence constantly pushes each one of us to try harder, dig deeper, and to reach higher for each Member of our Cooperative family.

Rob's dedication is to each individual Cooperative and to the Cooperative community as a whole. In Indiana, for example, he single-handedly led the charge to place Cooperative housing in a different tax bracket – a change that would have a huge financial impact on these not-for-profit organizations. After two (2) years of perseverance and a whole lot of education for Indiana state representatives...the battle was won! The end result was Cooperative financial savings in the thousands of dollars and a fair assessment for property taxes.

Rob is a huge proponent of Cooperative education – which is why he offers unwavering support of the MAHC organization. During team meetings he has often reminded each of us that we are ambassadors for Cooperatives and that the best manner to serve them is by and through our hard work, dedication, and EDUCATION.

He tells us to never lose sight of the fact that getting in front of Cooperative leaders at the MAHC conference is an absolute privilege not to be taken for granted.

Let us give thanks for those who came before us, whose shoulders we stand upon today, whose footprints we walk in. Help us prepare for the future by continuing to blaze a trail of education and enlightenment which will empower our future generations and preserve our Cooperative heritage.

The Management Agreement and Management Plan: The Key to Cooperative Success

By Staff of Pentiuk, Couvreur & Koblijak, P.C.

Whether your Board just completed a new RFP process for management or your existing management agreement is expired, negotiation and re-negotiation of management agreement terms including key points for your Cooperative's particular management plan are necessary courses of action to ensure continued operating success into the future. Your management agreement and management plan provide a comprehensive and detailed description of the Management Agent's duties, responsibilities and policies to be followed by the Management Agent in the management of your Cooperative. The Management Plan itself is more of a comprehensive description of the contractual duties and responsibilities outlined in the Management Agreement. In some instances, your management agreement may be a single document which contains all terms including a proposed management plan; it is not, however, uncommon for the Management Plan to also be a separate document incorporated into the management agreement by reference as an addendum or contract exhibit. In either event, it is vital that both documents are presented to your Cooperative Attorney for review and legal guidance.

The Management Agreement and Management Plan both outline the Management Agent's responsibility to the Cooperative. The Management Agreement and Management Plan are not "one size fits all" documents. Both documents must be adapted to fit the needs of each Cooperative based on the type of cooperative (221(d)(3), 236, 213, etc.) and day to day operation. The Management Agent must thoroughly familiarize itself with the character, location, construction, layout, plan and operation of the Cooperative and these integral parts of the Cooperative must be spelled out through the duties that the Management Agent agrees to perform for the benefit of the Cooperative through the Management Agreement and Management Plan.

The contractual obligations contained in the Management Agreement and comprehensive explanation of Management duties listed in the Management Plan must thoroughly outline the following:

- marketing and advertising activities;
- collection of monthly carrying charges/maintenance dues;
- membership sales and transfers;
- enforcement of Occupancy Agreements, Rules and Regulations and Cooperative Policies;
- termination of Occupancy Agreement and Membership;
- Cooperative employees and onsite personnel;
- Management personnel;
- Insurances; and,
- When applicable, specific HUD program compliance matters such as Section 8 compliance, and other governmental regulatory rules and regulations.

Your Management Agent must be well versed in the enforcement of the Cooperative Governing Documents. Additionally, your Management Agent must be familiar with all applicable federal, state and local housing rules and regulations. Further, your Management Agent must also be willing to freely communicate with your cooperative professionals such as your cooperative attorney and your cooperative auditor so that your Cooperative doesn't lend itself to potential litigation and financial pitfalls.

The Management Agreement and Management Plan must also detail your cooperative maintenance operations including:

- Onsite inspections;
- Maintenance requests from Members including emergency based requests;
- Maintenance and repair of the Cooperative;
- Selection and enforcement of contracts with contractors for maintenance and repair;
- Utility and services agreements for water, electricity, sewage and trash disposal, extermination, etc.;
- Bids and bidding processes, purchase discounts, rebates or commissions; and
- The oversight of all contracted work on Cooperative premises.

These day to day operations are crucial for effective Cooperative operations and for the betterment of the quality of life for all Cooperative Members.

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Celebrating Equality

By Marlene Dua

Following the closing of the Civil War, the Civil Right Act of 1866 was enacted with hopes of affirming that all citizens are protected equally by the law regardless of their race or color.

Unfortunately, the law would go largely unenforced for over 100 years.

The real change happened in April of 1968. Barely a week after the assassination of Dr. Martin Luther King, Jr. on April 11, 1968 Congress passed the Fair Housing Act. Just two months later, the United States Supreme Court issued their decision in *Jones v. Alfred H. Mayer Co* affirming Congress's authority to regulate the sale of private property to prevent racial discrimination. This decision paved the way for the FHA to succeed where the Civil Rights Act of 1966 had failed.

The Fair Housing Act prohibits discrimination against any person in the terms, conditions or privileges of the sale or rental of a dwelling because of his or her status as a member of a protected class. When first enacted, the only protected classes under the FHA were race, color, religion and national origin, but since then important additions have been made to the list over the past 50 years.

In 1974, the U. S. Congress passed the Housing and Community Development Act of 1974, adding sex as a protected class. When first enacted, the only protected classes under the FHA were race, color, religion and national origin, but there have been important additions to that list over the past 50 years.

Disability and familial status were added by the Federal Fair Housing Amendment Act of 1988. The law defines disability as a "physical or mental impairment that substantially limits one or more major life activities (walking, seeing, hearing, learning and working) or having a record of such an impairment or being regarded as having such an impairment. Familial status is defined as anyone who has a child under 18, who has a temporary custody of a child under 18, is seeking custody of a child under 18 or is pregnant.

Currently there are seven federally protected classes. However, almost every state, and many local governments, have enacted their own Fair Housing Laws. While states cannot remove a federally protected class, they can, and often do create additional classes. For example, Madison, Wisconsin has 21 protected classes. So, it is important to know the law in your area and what protected classes you need to be sure you are protecting.

One of the most recent changes to the Fair Housing Law prompted by regulation is that in 2013, the U. S. Department Housing and Urban Development (HUD) published a final rule holding landlords liable for policies that had a disparate impact on members of a protected class.

For example, having a blanket rule against renting to any convicted felon would not be disparate treatment, as it would affect any felons equally regardless of their race. However, it would have a disparate impact on racial minorities who are disproportionately convicted of felonies.

On April 4, 2016, HUD published new guidance that marked a significant change in HUD's expectations for compliance with the FHA's disparate impact rule. Although a guidance does not have the legal authority of a court decision or a statute, it carries considerable weight with judges.

According to HUD, if a landlord uses criminal records to screen, the policy must be narrowly tailored. The guidance states a landlord would need to prove the "tailored" policy is necessary to serve a "substantial, legitimate, nondiscriminatory interest".

The HUD guidance also states a landlord must take into account the nature, severity and age of a conviction. HUD also recommends the landlords conduct an "individualized assessment" of each applicant.

Finally, in April 2017, a federal court overruled its own precedent by ruling that even though sexual orientation itself is not a federally protect class, the FHA still prohibits sexual orientation-based discrimination as it is, by necessity, a form of sex discrimination.

This decision was a clear deviation from prior precedent, and many believe it will be challenged in the Supreme Court. Thanks to the Fair Housing Act, we have made incredible strides over the past half century toward establishing a housing environment with equal opportunity for all. However, few would argue the need for more work to be done in achieving a more equal housing market.

Laundry is the only thing that should be separated by "COLOR"



Dear Co-op Counselor; HELP!

Dear Coop Counselor,

One of our members keeps falling victim to theft. The packages their front porch go missing. Now they are looking into installation of a camera on their unit. What is the responsibility of cooperative and member with something like this?

Sincerely,

Peeved at Package Poachers



Dear Peeved,

Members looking to record potential suspicious activity have to keep in mind that everyone is afforded a reasonable expectation of privacy. There are countless stories out there of folks who have fallen victim to the improper and lewd use of security cameras. From a legal stand point, cooperatives could face some serious repercussions if regulations are not properly enforced. The cooperative could set up rules and regulations that pertain to restrictions on how the camera lens is directed, or implement a record retention policy or even an access to footage policy. However, in theory that all sounds proactive and appropriate, but regulating the cameras will become a nightmare.

A specific team would have to be assigned to enforcing the guidelines, and cooperatives will have to invest in some serious man power. Each camera would have to have a specific setting to ensure privacy for other members, which sounds pretty straight forward, but some security cameras are small with no visible lens that can move without detection, so someone has to watch the feed constantly. The cooperative will have to be physically present in every member's unit checking the footage continuously. This is not a small undertaking and can create an astronomically expensive backlash with the number of hours the cooperative and management company would have to invest.

It is the cooperative's duty to not only protect the structural integrity of the cooperative, but to also protect its members from any potential invasion of privacy claims. Allowing its members to install security cameras is not in the best interest of the cooperative and its members. This is a legal Pandora's box that needs to remain closed.

Do not make the assumption that security cameras can be installed inside or outside of your dwelling unit. Please remember to check with your governing documents or contact your cooperative's management company before you alter your dwelling unit.

Signed,

April E. Knoch

Disclaimer: While we hope this information is helpful in answering some of your questions, please be advised that the answers provided here are for "general" informational purposes only. This information should not be construed as "legal advice" either to the individual or the Cooperative that they represent, the use of this forum does not create an attorney-client relationship between the user/reader and Mr. Pentiuk or his law firm, Pentiuk, Couvreur and Kobiljak, P.C. For specific legal advice and personalized assistance with regard to your particular issue or problem you should contact a professional cooperative attorney.

If you are interested in submitting a question (regarding legal policy and procedure) to the Co-op Counselor, please submit your question via email to MAHCeditor@gmail.com, insert the words "Coop Counselor" in the subject line. If you would like to mail your question please send it to Pentiuk, Couvreur & Kobiljak, P.C., 2915 Biddle Suite 200, Wyandotte, MI 48192 Attention: "Co-op Counselor". While we will do our best to respond to your question please understand that submission of your question to this forum is no guarantee that you will get a published response.

MAHC 2019 Conference

The Midwest Association for Housing Cooperatives will feature the annual conference at the Hyatt Regency in Seattle, WA. From April 28 to May 3 of 2019.

The conference will feature a variety of classes taught by professionals in the Cooperative world.

Standard Room Rate before April 4, 2019 is only \$199. Visit MAHC.coop for information on attending the conference



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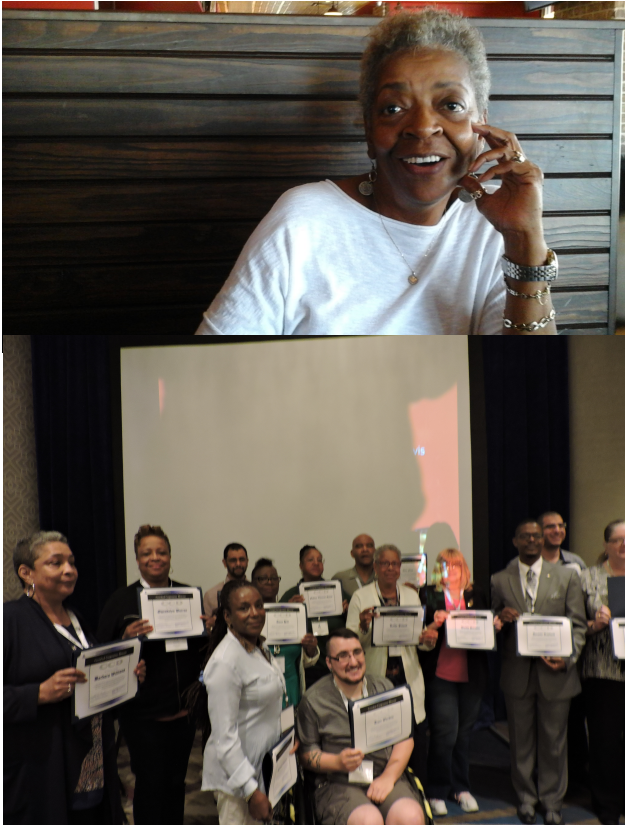
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Hope Lies in the Coop

By Esther Ohiku



Originally, my goal was to write an article on the steps of how to plan for a major building plumbing project by using front loading strategies. However, due to recent current events happening across this country, I decided to delay the writing of that article for a future publication. Rather my focal point here will be on how Cooperative housing can play a role in mitigating some of tension resulting from political divisiveness occurring in many communities.

We can rarely turn on the television today without watching the news talking heads lament, "America has never been more divided," or "This is the most divisive time in American history." Social Media, Newspapers, documentaries, magazines, and certainly a good portion of the New York Times's bestselling novels share the same theme: America is so divided and now our local communities are becoming unglued.

Such statements, true, to those who selectively or conveniently forget the devastating divide brought on by slavery, the Black Codes and Jim Crow Laws. These horrific divides were precursors to our present day political division. However, no matter how gloomy the times are, I believe there is HOPE, and that hope lies in the Cooperative housing model.

Cooperative housing has been around for decades, and I believe this housing model provides at least one answer to the current discord discussed on practically every known socio-economic level, from low income to the higher echelon. Coops, or cooperative housing, although each having an individuality, all share distinct similarities. All coops are uniquely founded on the Rochdale's principles, which stresses the significance of one member, one voice, and one vote.

Embedded in the Rochdale's principles are concepts most housing Coops live and operate by. I believe if applied in other sectors will to a certain degree effectively mitigate some of the political divide surfacing in our local communities.

Coops are about accepting other people without prejudice to gender, race, social, economic, political, religious or educational backgrounds. Everyone is welcomed to the Coop community.

The democratic process flourishes in the Coop community and members are actively encouraged to participate in decisions that not only impact their individual life style, but the life style of others, as well. While a hodge-podge of people from every walk of life call the Coop home, the Coop's environment respects and allows everyone to be individually unique.

Fair and equitable decisions are made for the good of everyone; different skill sets are appreciated and implemented in positive ways to move the Coop forward. A thriving community is an educated community.

Coops offer education and training to their members. Through this education and training members learn how to hold and conduct meetings, serve as directors, and ultimately how to efficiently run the Coop as a business. Housing coops offers members the opportunity to collectively pool their resources for the mutual benefit of the entire community.

The last two fundamental principles of Coop living are a spirit of cooperation and overall concern for the community. A cooperative spirit allows members to work together as a team to effectively serve the needs of the community.

Also, a sense of connectiveness is facilitated when members express sincere concern for the overall welfare for the total community. Sustainability of the Coop as a dynamic entity solely depends on the level and degree to which these two latter principles are understood and practiced in the Coops.

Yet while, most Coops share commonalities credited to the Rochdale's philosophy, each can be quite different in the delivery of their individual purpose and provided service. Though, different in ways that matter to some: multi-racial, multi-family, senior, disabled, Hispanic, Black, White, Middle Eastern....the list is endless, members manage to live and function under the same cooperative roof.

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Hope Lies in the Coop Continued from page 6...

Coops represent a melting pot where different cultures, ideas, ways of life, teachings and beliefs all blend together to create self-empowerment of the people coexisting within their walls. Self-empowerment begets control. Control gives the Coop's members a voice and a vote to choose the right path to their own destiny.

Again, it all reflects back to the Rochdale's model: acceptance, equality, participation, combining resources, educating, cooperating and having a genuine neighborly concern for each other. If our larger society could grasp this concept, and, apply it locally where divisiveness has raised its disenfranchising head, that would represent a positive step toward minimizing the effect of the current "divide", the news talking heads so frequently lament over.

Socio-political "divides" has been a common anomaly in our communities throughout modern history. If current events are an indicator of what's to come, this political iceberg is not at its apex. However, I can say that Coop living is one of the best ways to show America that the recent "divide" so dismally broadcasted by news personalities can be diminished if on a broader scale more people are encouraged to apply these principles in their communities. Life, liberty, and the pursuit of happiness can be achieved with the Coop housing model because central to its mission and goal is equality for all.

To sum it all up, who would have thought that after 154 years after President Lincoln signed the Emancipation Proclamation, 54 years after Dr. King led the March on Washington, 53 years after President Johnson signed the Civil Rights Act, 52 years after Bloody Sunday in Selma, Alabama, 50 years after Detroit uprising, 5 years after Black Lives Matter formed to protest police brutality and 16 months into a controversial presidency....the Cooperative housing model could be used to show political leaders an example of what is working right in local communities across this country. Hope for the future lies in the Coop.

The Management Agreement and Management Plan: The Key to Cooperative Success Continued from page 2...

In addition to structural operations and maintenance protocol, the Management Agreement and Management Plan must include administrative provisions covering:

- Budgets, expenditures, and disbursements from Operating and Reserve accounts;
- Financial records, operating statement and reports;
- Compliance with any mortgage(s) on the Cooperative; and
- Management Agent required attendance and protocol for monthly and annual board meetings.

Such administrative provisions as the above provide for not only a positive impact on future financial improvement of the Cooperative, but also demonstrate expectations for the Management Agent's daily involvement in all Cooperative functions.

Since your Management Agent must follow the Management Agreement and Management Plan at all times, having comprehensive documentation outlining the contractual obligations and expectations between your Cooperative and your Management Agent maximizes operational efficiency. This, in turn, assists the Cooperative in accomplishing its management and operational goals in the most effective manner. So whether you are out for a new bid or looking to rekindle your existing Management relationship by refreshing your current Management Agreement and Management Plan, remember that one size does not fit all and your Cooperative Attorney is an invaluable resource for legal review and ensuring that all provisions of the Management Agreement and Management Plan are in the best interests of the Cooperative.

Check out MAHC's information Exchange at www.mahc.coop. There you can find all kinds of resources such as:

- Disaster Planning
- Emergency Response Handbook
- Promotional Materials to attract new members
- Links to other Cooperative information websites
- Share resources your Cooperative uses

MAHC Messenger

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Taylor, MI 48180

Cooperative DOS & DON'TS

Cooperative DO:

Do get out there and help your community flourish, be apart of the making your cooperative a better place

DON'T

Let the opporunties pass by when it involves the communitiy. Don't leave it to others to help your cooperative be the best it can be!



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at MAHCeditor@gmail.com

Robert's Rules of Order

To Adjourn

The motion to adjourn (when unqualified) is always a privileged motion except when, for lack of provision for a future meeting, as in a mass meeting, or at the last meeting of a convention, its effect, if adopted, would be to dissolve the assembly permanently. In any organized society holding several regular meetings during the year, it is, when unqualified, always a privileged motion. When not privileged it is treated as any other main motion, being debatable and amendable, etc.

All information is pulled directly from Robert's Rules of Order consult www.rulesonline.com for additional information.

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