

Gratitude Village Colorado

Living with Purpose, with People and with the Planet

Membership Overview

Gratitude Village Colorado (GVCO) is excited to create an affordable, accessible, ZeroEnergy cohousing community in Brighton, CO. We're building on a rich tradition of more than 200 cohousing communities across the U.S.


You can join GVCO at any point along a three-stage journey, allowing you to Inquire, Explore or—if the fit feels right—immediately become a Founding Member of a new, vibrant, connected and eco-friendly neighborhood.

Ready to Start Your *Community* Journey Now?

- ✓ **Attend** an info session & meet the community as an ***Inquirer***
- ✓ **Become** an ***Explorer Member*** to get involved
- ✓ **Secure** your future home as a ***Founding Member*** and start adding your vision to our community today!

 **Together, we're creating a greener, intentional, connected future.**

Contact us!

-  **720-689-4821**
 -  www.gratitudevillageco.com
 -  info@gratitudevillageco.com
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Stage 1: GVCO Inquirer


 *Get to Know Us!*

- **Attend** an [introductory meeting](#) (offered multiple times each month)
- **Learn** about cohousing, sustainability, and community living


- **Receive** our monthly newsletter and invitations to social gatherings and public events
- **No commitment** at this stage—just curiosity!

Recommended:

Watch [this video](#) or attend [The Commons](#) the 10th of every month at 10am MT for an updated version of this (*FREE*). This is VERY IMPORTANT for understanding cohousing. CohoUSA asks first time attendees to register using the link on their website <https://www.cohousing.org/>


 Ready to take the next step? Email: suzie@gratitudevillageco.com

Stage 2: GVCO Explorer Membership

 *Discover if GVCO is the Right Fit for You!*

- **Attend** social gatherings and meet community members
- **Observe** planning and full-group meetings
- **Learn** about cohousing through The Cohousing Institute with our community membership - lots of *FREE* Classes for community members including Explorers!
- **Become involved** in certain committees and planning meetings
- **Contribute** through helpful tasks like assisting with events, doing research or mentoring new Inquirers

 *For more information about how Explorers can be involved, including voting rights, see the "Learn More about How the Public and Members Get Involved" section at the end of this document and reference the Membership Access Chart.*


 **Cost:** \$150 for six months, renewable at \$150/six months

Explorer fees are credited toward the unit purchase price if you move forward.

Recommended:

Watch [Webchat #38](#) *The Stages of Cohousing Development* with Katie McCamant on YouTube

Stage 3: GVCO Founding Membership

 *Secure Your Future Home!* You have bought into the community with your \$12,000 initial deposit!

- **Founders are committed** to purchasing a housing unit in the community
- **Engage in designing** the village including the community layout, common house amenities and functions and the type and look of the private homes
- **Finalize** our community structure including governance method, community policies and financial planning
- **Receive** a complimentary copy of Charles Durrett's recent book, ***One Life, Live It!*** or ***Creating Cohousing*** according to copies in stock.
- **Gain** priority in unit selection based on the date you made your deposit
- **Learn** cohousing through classes and workshops at The Cohousing Institute with our free community membership
- **Attend and participate** in business meetings and committees - You have **voting rights!**
- Deposits are credited toward the cost of your house

Founding Member Benefits & Responsibilities

Building & Sustaining Our Community Together

- Help design and shape the community including community layout, common house and other amenities, housing types and design and community makeup
- Participate in community meetings and governance workshops
- Engage in volunteer efforts (meals, maintenance, events, etc.)
- Learn about cohousing with our community membership to [Coho US](https://www.cohousing.org) (<https://www.cohousing.org>)
 - Includes free access to online trainings and events
 - Discounted access to multi-week classes and coaching through The Cohousing Institute
- Complete a background check (once construction begins, for the safety and peace of mind of all)
- Watch [Webchat #41](#) on *Cohousing Affordability* on YouTube with Katie McCamant

- Attend a free 75-minute [Sociocracy](#) Workshop
- Help us acquire more Founding Members!

Financial Commitment:

- \$12,000 Reservation/Member Deposit to secure unit priority
- All deposits are credited toward your down payment

More About Your Deposit(s):

- Deposits fund pre-construction costs and due diligence (design, permits, legal fees, etc.)
- If the project doesn't proceed, GVCO will attempt to prorate refunds after expenses. In a worst case scenario, your deposits become tax-deductible donations to the 501c3 non-profit Gratitude Village Inc.
- If the project proceeds *but* life circumstances change, Founders may withdraw and make space for another qualified household to join our Founders. Deposits will be refunded once the community is built out, with 10% interest starting from the date of withdrawal.

Final Unit Selection Process

- Once sales agreements are finalized, financing is secured, and construction is underway, units will be assigned in order of membership priority.
 - Members must obtain mortgage pre-qualification before construction begins. Your actual mortgage will not start until after your home has been built and you are ready to move in!
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Learn More about How the Public and Different Membership Levels Get Involved

i *The following information pertains to either Gratitude Village Inc (GV Inc) or Gratitude Village Development LLC (actual legal name is yet to be decided). GV Inc is the existing nonprofit (under federal 501c(3)) and is under the stewardship of its Board of Directors. GV LLC, once legally formed, will be owned and managed by Gratitude Village Founding Members and will be the vehicle under which our community will be developed.*

- 1. Info Meetings** (1-3 times per month, in person and/or via Zoom)
 - a. Anyone can attend and ask questions
 - b. Founders are expected to attend on a rotating basis
- 2. GV Inc Board of Director meetings** (1 time per month + occasional special meetings)
 - a. Anyone can attend. Only Board members can participate & have voting rights
 - b. Agenda is set by the Chair of the Board. The Board may add time for Founders/Explorers questions/comments and/or these members may send in questions outside of the Board meeting time and the Board chair can determine if they will be added to a subsequent Board agenda. Additionally, anyone is welcome to schedule a one-to-one meeting via Zoom, phone call or in person with the Executive Director to have questions answered or request a call from a Founding member.
 - c. GV Inc Board committees meet as needed. Only committee members can attend.
- 3. Social Events**
 - a. Anyone can attend
- 4. Founders & Explorers GV LLC Meetings** (1 time per month)
 - a. Only Founders & Explorers attend
 - b. All can participate
 - c. If a vote has to be made concerning the GV community, only Founders can vote
 - d. The Founders' Coordinating Committee sets final agendas
- 5. Founders Only GV LLC Meetings** (frequency TBD)
 - a. Only Founders attend
- 6. Workshops**
 - a. **General Workshops** (aimed at the public)- anyone can attend. Priority may be given to questions from Founders/Explorers.
 - b. **Design Workshops** - specific workshops will be held to design the community and its amenities, the common house and its rooms and functions, and the private homes. Only Founders will attend these workshops.

Gratitude Village Membership Chart

This chart outlines which meetings and events each level of membership can attend, and how they can participate. It clarifies access and voting privileges for Inquirers, Explorers, Founders, and Board Members.

Meetings & Events	Inquirers	Explorers	Founders	Non-profit Board Members
Info Meetings	✓ Attend & Participate	✓ Attend & Participate	✓ Attend & Participate	✓ Attend & Participate
GVCO Inc Board Meetings	✓ Attend (Observe only)	✓ Attend (Observe only with Q&A if time permits)	✓ Attend (Observe only with Q&A if time permits)	✓ Attend & Vote
Social Events	✓ Attend	✓ Attend	✓ Attend	✓ Attend
Founders & Explorers Meetings	✗	✓ Attend & Participate (Can't vote)	✓ Attend, Participate & Vote	✗
Founders Only Meetings	✗	✗	✓ Attend, Participate & Vote	✗
Workshops – General (GIB or Public Presentation)	✓ Attend*	✓ Attend* (Q&A priority)	✓ Attend (Q&A priority)	✓ Attend*
Workshops – Design (Community, Common House & Private Home)	✗	✗	✓ Attend	✗

*Fees may apply