

EarthArt Village

Member Guide & Land Use Plan

Updated 8/25/08

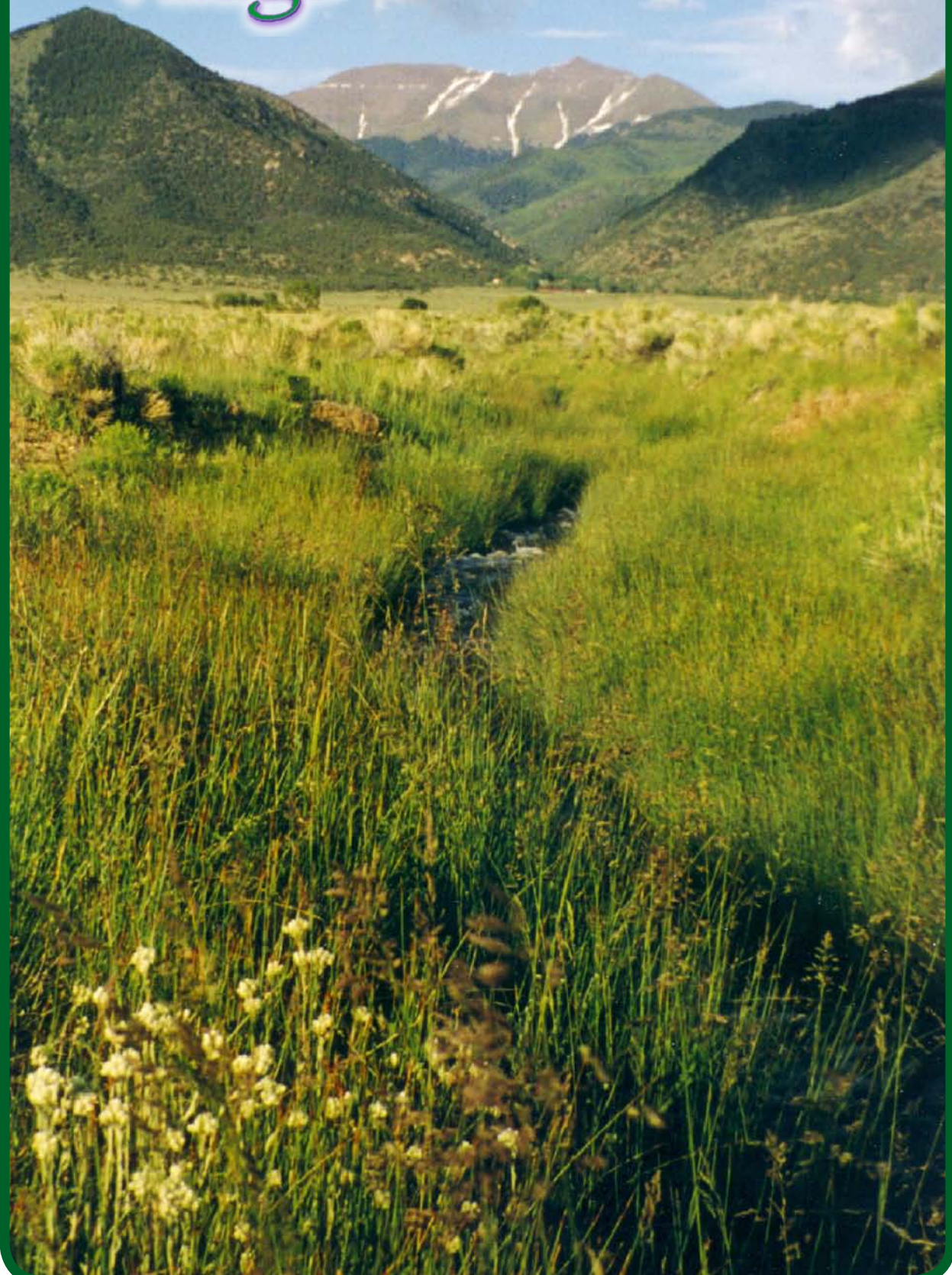




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*The EarthArt Village Membership Guide and Land Use Plans are LIVING documents.
We review, refresh and refine them annually or as needed.*

Introduction

EarthArt Village was created to fulfill a vision of living and demonstrating sustainable community, in all its aspects - environmental, socio-cultural and spiritual.

Through the membership process, EAV wishes: to attract long term, committed, involved members, who will contribute to accomplishing the EAV Vision and Mission; and, to create balance and variety in EAV membership - full and part time residents, levels of involvement, buy-in strategies, etc.

The essence of EAV is to provide a living example - a demonstration model of sustainable community principles and practices. In that spirit, seeking membership is a living and learning process, designed to support both EAV and prospective members in determining if they have common ground, shared goals and a future together.

In recognition that prospective members have varying circumstances, the extent to which each is required to participate in EAV activities, and, the duration of their Exploring and Applying Membership periods are individualized.

Renters, as non-shareholding members, and guests must abide by membership agreements, and may contribute at business meetings, but cannot "vote".

The Meaning of Membership

“EarthArt Village is not a place to live... it is a way of life.”

This outline describes what it means to be a member of EarthArt Village (EAV), a cooperative association dedicated to the development of sustainable community - Ecologically, Socially and Spiritually.

It is aligned with a Community Sustainability Assessment (CSA) used by the Global Ecovillage Network (GEN), and is the foundation of the EAV sustainability mission and lifestyle.

Ecologically

- To be deeply connected to the place in which we live, learning its boundaries, strengths, weaknesses and rhythms, and living in synchrony and harmony within the ecology of which we are a part.
- To respect Natural life, its systems and processes - preserving wildlife and botanical habitat, and creating a life-style that regenerates, rather than diminishing the integrity of the EAV environment.
- To choose food that comes primarily from EAV itself, or other local and bioregional sources, that is organic, varied and provides nutritional balance, to the extent possible.
- To use renewable, non-toxic energy sources to heat and power EarthArt Village, to the extent possible. To research, test and demonstrate innovative technologies without exploitation or suppression.
- To design structures to blend with and complement the natural environment, using natural, bioregional and ecologically sound (renewable, non-toxic, recycled) materials and methods of construction, to the extent possible. (Further described in the EAV Land Use Guidelines - to be developed.)
- To practice conservation in transportation systems and methods.
- To minimize consumption and generation of waste.
- To establish a clean, renewable water supply - respecting, protecting and conserving it.
- To use and/or dispose of human waste and waste water, to the benefit of the environment and community.

Socially

- To co-create a sense of social stability and dynamism, with a foundation of safety and trust that enables members to freely express themselves to the benefit of all.
- To co-create spaces and systems that support and maximize communication, healthy relationships and productivity.
- To create opportunities and use technologies that enhance communication within EarthArt Village, and with the world wide community.
- To share talents, skills and other resources within EarthArt Village, and outside to serve the greater good, as possible.
- To honor diversity as a source of health, vitality and creativity in the natural environment and in community relations, fostering - acceptance, inclusivity and transparency to reap the benefits of diversity.
- To value and nurture personal growth, learning and creativity, developing opportunities for teaching and learning of all age groups in a variety of forms.
- To develop options for restoring, maintaining or improving health (physical, mental, emotional and spiritual), including natural remedies and alternative health practices.
- To develop a flow of resources - giving and receiving of funds, goods and services - that is balanced to meet EarthArt Village's needs and wishes, and sharing surpluses.

Spiritually

- To nurture EarthArt Village's vitality through artistic and other cultural activities and celebrations.
- To value creativity and the arts as an expression of unity and interrelationship to our universe, and encourage and support various forms of artistic expression and artful living.
- To preserve and enjoy beauty and cultivate aesthetic values.
- To respect many ways of spirituality and support a variety of opportunities for development of the inner self.
- To foster a sense of joy, belonging, fun and mystery through rituals and celebrations.
- To acknowledge the qualities and commonalities at the heart of EarthArt Village, as providing unity and integrity to daily life.
- To acknowledge the interconnectedness and interdependence of all the elements of life on Earth, and to seek to know the place of EAV and its members in relation to the whole.
- To create a way of life that contributes to a peaceful, loving, sustainable world.



Steps of Membership

All paths to membership begin with having opportunities to read and discuss with the Board and other cooperative members, the then:

- EAV Articles of Incorporation and By-Laws
- Conceptual Plan and Membership Guide
- land use guidelines and projects info
- financial information
- other working documents of EAV

Please see the Articles of Incorporation and By-laws for other important Cooperative and Membership details.

Types of Membership

1) Exploring to Applying to Voting Member Path

Exploring Member

- has visited EarthArt and filed a Letter of Interest (see page 7) to become an Exploring Member with the EAV Board, and paid all applicable fees
- spends time at, and agrees to participate to some extent in EAV activities, as a basis for exploring membership
- notifies the Board of their decision to either withdraw from membership consideration, or, proceed with an application for Applying Membership
- gives the Board feedback on their Exploring Member experience, and receives comments from the Board and membership, on their membership process
- accepts the decision of the Board regarding their involvement with EarthArt Village, including a recommendation:
 - of an additional period as an Exploring Member
 - to progress to Applying Member
 - to terminate the membership process

Applying Member

- has filed a Letter of Intention (see page 7), and paid all applicable fees
- agrees to participate to some extent in EAV activities, during the Applying Member period
- gives the Board feedback on their experience as an Applying Member
- receives comments from the Board and membership, on their membership process
- accepts the decision of the Board, regarding their membership status at EarthArt Village, including a recommendation:
 - of an additional period as an Applying Member
 - for approval as a Voting Member
 - to terminate the membership process

Voting Member - Shareholder

- has been confirmed for Voting Membership in the cooperative association, and paid all applicable fees
- purchases no less than one full EAV share, receives a Share Certificate and is entitled to vote
- visits and participates in EarthArt planning and activities, as possible
- progresses toward building on the land and living at EAV, or, establishing an agreeable, customized relationship within the community



Types of Membership

2) Non-Voting Memberships

- Investing to Applying to Voting Member Path
- Renter resident
- Garden Member

Investing Member Path

- has maintained a long term supportive relationship with EAV, or, proposed a feasible, special arrangement, and in either case, has been approved by the Board for Investing Membership
- considers Voting Membership and residence at EAV a longer term proposition, but is ready to begin investing
- has filed a Letter of Interest (see page 6) to become an Investing Member with the EAV Board, and paid all applicable fees
- has paid, minimally the Bank portion and Reserve portion of at least one share, up to having paid for full share(s), and receives Certificate(s) of Investment reserving shares
- does not have a vote
- may progress to Applying Member, completing the related requirements when ready. (See page 5 and 7.)

NOTE: EAV is a NOT-FOR-PROFIT.

Funds are being *invested over time toward ownership* of shares.

A fee may be assessed for withdrawal of invested funds. Reimbursement may be made in installments.

Share price 2008: \$7,500 /share

Detail

Bank Note:	\$3,543
Linda Note:	\$ 1,812
Common Development:	\$ 1,519
Reserve:	\$ 626

(includes Par value: \$27
Capital Subscription: \$108)

Membership Processing Fees

(administrative, non-refundable)

Exploring or Investing Member: \$100

Applying Member: \$50

Voting Member: \$25

Renter Resident

- has volunteered on site, for 3 days - 2 weeks
- meets with Site Managers, to be oriented to the EarthArt Mission, Conceptual and Membership Plans, and to determine details, such as - finances, living arrangements, work contribution, etc.
- signs agreements in a rental contract
- accepts the decision of the Site Managers, regarding their renter status in EarthArt Village



EarthArt Gardens Member

Pays an annual fee toward garden supplies, and helps out in the garden when able

Receives produce from the EarthArt gardens

May participate in propogating, potting and selling EarthArt perennials and produce with income sharing

Membership Process

... the following are requested in order to get to know one another, initiate the various EarthArt Membership phases, and/or to become a renting resident ...

Required elements for becoming an Exploring or Investing Member

- Letter of Interest, including Brief statements on:
 - What aspects of EAV attract you to consider membership...
 - What you feel you could contribute to the EAV community...
 - Any issues or concerns about considering joining EAV...
 - Resume or Outline of Educational and Work Experience
 - Biosketch: Brief narrative overview, including family status, current interests and activities
-

Required elements of the Letter of Interest for becoming a Renter Resident

- Resume or Outline of Educational and Work Experience (current skills, talents, work status)
- Biosketch: A one page maximum, narrative overview, including family status, current personal interests and activities, etc.
- Brief statements on:
 - What aspects of EarthArt attract you to consider living here ...
 - What you feel you could contribute to the EarthArt community...
 - Any issues or concerns about considering living at EarthArt...
 - Any special needs or challenges you might have in living here.

Required elements for becoming an Applying Member

- Letter of Intention, including Brief statements on:
 - What inspires you about becoming a Voting Member of EarthArt Village?
 - Any questions, issues or concerns you have about EarthArt or membership?
 - Any areas you want to explore or share, and haven't, yet?

Current and potential EAV Members and Board may have other questions to be considered together, based on the potential members' and EarthArt's circumstances at the time. Examples:

- How you plan to support yourself at EarthArt?
- 3 life priorities you'd seek to fulfill at EarthArt?
- What you would contribute to EarthArt ...
 - ... willingly?
 - ... if needed?
 - ... under no circumstances?
- Any great passions and pet peeves you would share?
- Any special needs you'd have as a Member or resident of EarthArt?
- Any learnings that are important in your life: self help systems/programs, spiritual paths, personal callings, peak experiences, major insights, great disappointments?

For more information, please contact us preferably by eMail:

info@earthart.org

EarthArt Village
64001 County Rd DD
Moffat, CO 81143

719 256-5003

Financial Overview

**20 residences (approximate maximum)
62 Total Shares / 46 shares Available**

The minimum number of shares to build a residence is TWO.

Share price and allocations are adjusted annually.

There are designated square footage maximums for homes based on the number of shares:

- Maximum Residences (6 shares each)
(>4,500 sq ft, < 5,400 / 1 acre "homesite")
- Large Homes (5 shares each)
(> 3,600, < 4,500 sq ft / 3/4 acre "homesite")
- Mid-size Homes (4 shares each)
(>2,400, <3,600 sq ft / 1/2 acre "homesite")
- Small Homes (3 shares each)
(> 1,400, < 2,400 sq ft / 1/4 acre "homesite")
- Cottages (2 shares each)
(< 1,400 sq ft / 1/8 acre "homesite")

The loan is secured by 320 acres of vacant land as loan collateral with High Country Bank in Salida, CO.

The 160 acres dedicated to the private residences and the community commons, are unencumbered.



Buy-in Options

In the interest of creating a range of buy-in and share holding options, EAV is open to exploring variations from buy-in of full shares up front, to partial share buy-in with arrangements for the balance over time, in a payment plan, or through work contributions as practicable.

Monthly dues

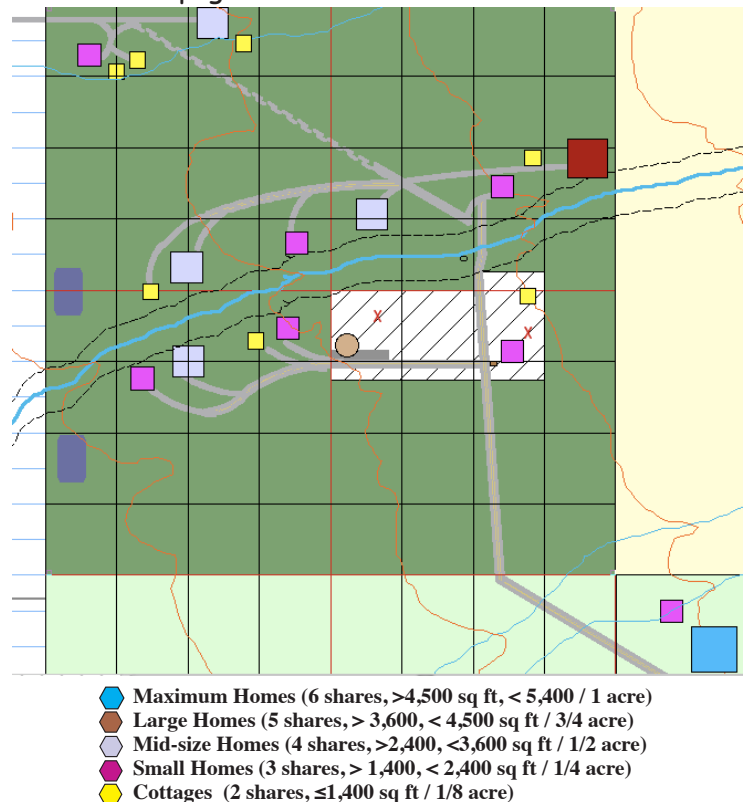
Voting Members contribute monthly dues, which pay for utilities, commons maintenance and projects as selected by members.

Renters, as daily residents using the commons, also contribute to monthly dues.

Community Design & Land Use Plan

Site planning evolves as members join and participate.

We have the creative freedom to adjust plans based on the types of residences and sites members choose, and, what we learn from the land itself over time. As an example, here's one possibility, as generated in our consideration of the land's carrying capacity. See also: page 14.



Membership Agreements

Introduction

EAV agreements were derived from exploring those of other communities, and from EarthArt Village Board and discussion group work. These agreements are meant to begin to describe the life-style in which members commit to participate when joining EAV; they focus and express our intentions - our common aspirations and commitments. They support us in clear communications and understanding one another, for the purpose of reaching our highest potentials individually and as a community project. Agreements are 100% consensual; they are renewed and evolve as we evolve. Agreements are only changed, added and deleted by consensus.

In becoming a Member, each person is choosing to engage in the principles and practices expressed in this Membership Guide and the Agreements. This document is revisited and revised, for congruence and growth.



Essential Agreements

These are commitments to the core concepts around which EarthArt Village was created, and are therefore indispensable. Becoming a Member involves embracing these implicitly and explicitly, as a way of life. Though how they are expressed and lived may improve over time, the core content is permanent.

Shared Values & Aspirations

These describe principles and practices we consider, to further define the living context of the EarthArt project - other common ground and common ideals we could progress toward.

Discussion Topics

We can always explore ideas together and generate new agreements for adoption as either shared aspirations, or essential agreements. The discussion process, in and of itself is a valuable community building activity.

Essential Agreements

To commit to the EarthArt Village mission:

- I agree to the EarthArt Village mission, goals and objectives, as defined in various EAV documents, and choose co-creating them as a way of life.
- I agree to sustain my individual involvement in EarthArt Village by contributing my ideas, talents, and energies in the spirit of active commitment and participation.
- I agree to participate in creating a common and evolving EarthArt Village vision, that also supports each individual member's path.
- I agree to foster community spirit in many ways, including, but not limited to participating in:
 - EarthArt Village business meetings and social gatherings
 - Shared celebrations and spiritual practices
 - Shared meals (weekly)
 - EarthArt Village project days - volunteer work
- I agree to EarthArt Village's active support of the ecovillage movement as it is able.

To create a happy, healthy, balanced, sustainable life:

- I agree to have honest dealings with EarthArt Village, honoring my personal, business and financial commitments.
- I agree to foster an environment of genuine collaboration, in which everyone feels empowered to actualize their individual, and our collective, potential.
- I agree to support the establishment of livelihoods within EarthArt Village - member owned and managed ecologically sound businesses that actualize the EAV mission.
- I agree to respect other people's and EarthArt Village's property, and all forms of life; to live with respect for the land and one another, and preserve our landholding through proper stewardship, designated wilderness areas and ecologically sound use of our resources.
- I agree to take full responsibility for the spiritual, environmental and human effects of all my activities.



To communicate with integrity:

- I agree to acknowledge the unique value of everyone's contributions, and our diversity as a vital source of our co-creativity.

- I agree to listen fully and respectfully to others and attune to their deepest meaning.

- I agree to be receptive to other member's views and expressions, responding to them without judgment and from a loving space.

- Acknowledging that everyone is entitled to their opinion and experience, I agree to listen to others without interrupting or arguing; to disclose my opinions and experience without trying to convince anyone that I am right; and to validate the opinions and feelings of others by offering feedback without judgment.

To participate in EarthArt Village decision-making:

- I agree to EarthArt Village governance by the consensus decision-making process.

- I recognize that others may make decisions which affect me and I agree to abide by them, respecting the care, integrity and wisdom that went into the decision-making process.

- I agree to honor that everyone is a teacher and a learner; the highest thought in any given situation can come from anyone.

- I agree to support the group's process of making choices and decisions which advance us each personally and advance the project as a whole in its mission.

- I agree to consider long range results of personal and EarthArt Village decisions and actions, and their implications for nature and future generations.



To maintain peace and harmony at EarthArt Village:

- I agree to a peaceful, non-violent lifestyle.

- I agree to use grievances as opportunities for self-growth

and to resolve issues constructively:

- I am willing to look for the unresolved issue within me that creates a disproportionate reaction to a situation or person.

- I agree to take issues, complaints and upsets directly to the person(s) with whom I can resolve them, at the earliest possible time and will redirect others to do so.

- I agree to give and receive constructive feedback (not to criticize, complain or gossip to someone who is not involved).

- I agree to resolve conflicts and personal issues by agreed upon means (as determined) with recognition that each person has some opportunity for growth in the process, and committing to transcend mere compromise and to reach for truly transformative solutions.

- I agree to take the time to establish rapport, and to reconnect with anyone with whom I feel out of harmony, as soon as it's appropriate.

- I agree to support EarthArt Village to continue doing what works and discontinue doing what does not work.

To maintain the aliveness, congruence and meaningfulness of EarthArt Village:

- I agree to revisit, update and renew these agreements and related tools (mission, vision, member and land use guidelines, etc.) on a regular basis (to be determined), as a cooperative EarthArt Village process.

Shared Values & Aspirations



To create a happy, healthy, balanced and sustainable life:

- I agree to co-create humor, fun and joy in my relationships and work.
- I agree to support others and be supported in participating at a high level of excellence, and to exploring opportunities to grow through all experiences.
- We agree to support each other in creating a balance in work, leisure, play and quality relationship time that feels good to each of us.
- We agree that life is inherently meaningful, and commit to supporting each other in developing our choices for right livelihood and a sense of meaning and purpose in life.
- We agree to offer each other personal support during times of difficulty to the extent practically possible and within the boundaries of our abilities - making appropriate referrals when necessary.



To participate in EarthArt Village decision-making:

- I agree to acknowledge that everyone, including myself, is making the best choice or decision they are able to make in each moment of choice or decision.
- I agree to be cooperative and caring in my interactions with others, understanding that goals are often the same even though methods for achieving them may differ.
- I agree to honor and balance individual needs and choices and group rhythms, to serve the good of the whole and the needs of individual members.
To communicate with integrity:
- I agree to tell the truth with compassion for myself and others. I aspire to embody congruence of thought, word and action.
- I agree to take responsibility for acknowledging myself and appreciating my own contributions, and to share appreciations and gratitudes for others when I feel them.

Commitment

**Until one is committed there is hesitancy,
the chance to draw back, always ineffectiveness.**

**Concerning all acts of initiative (and creation)
there is one elementary truth,
the ignorance of which kills countless ideas and splendid plans:
that the moment one definitely commits oneself,
then Providence moves, too.**

All sorts of things occur to help one that would never otherwise have occurred.

**A whole stream of events issues from the decision raising in one's favor
all manner of unforeseen incidents and meetings and material assistance,
which no man could have dreamt would have come his way.**

**Whatever you can do, or dream you can, begin it.
Boldness has genius, power and magic in it.**

Johann Wolfgang Von Goethe

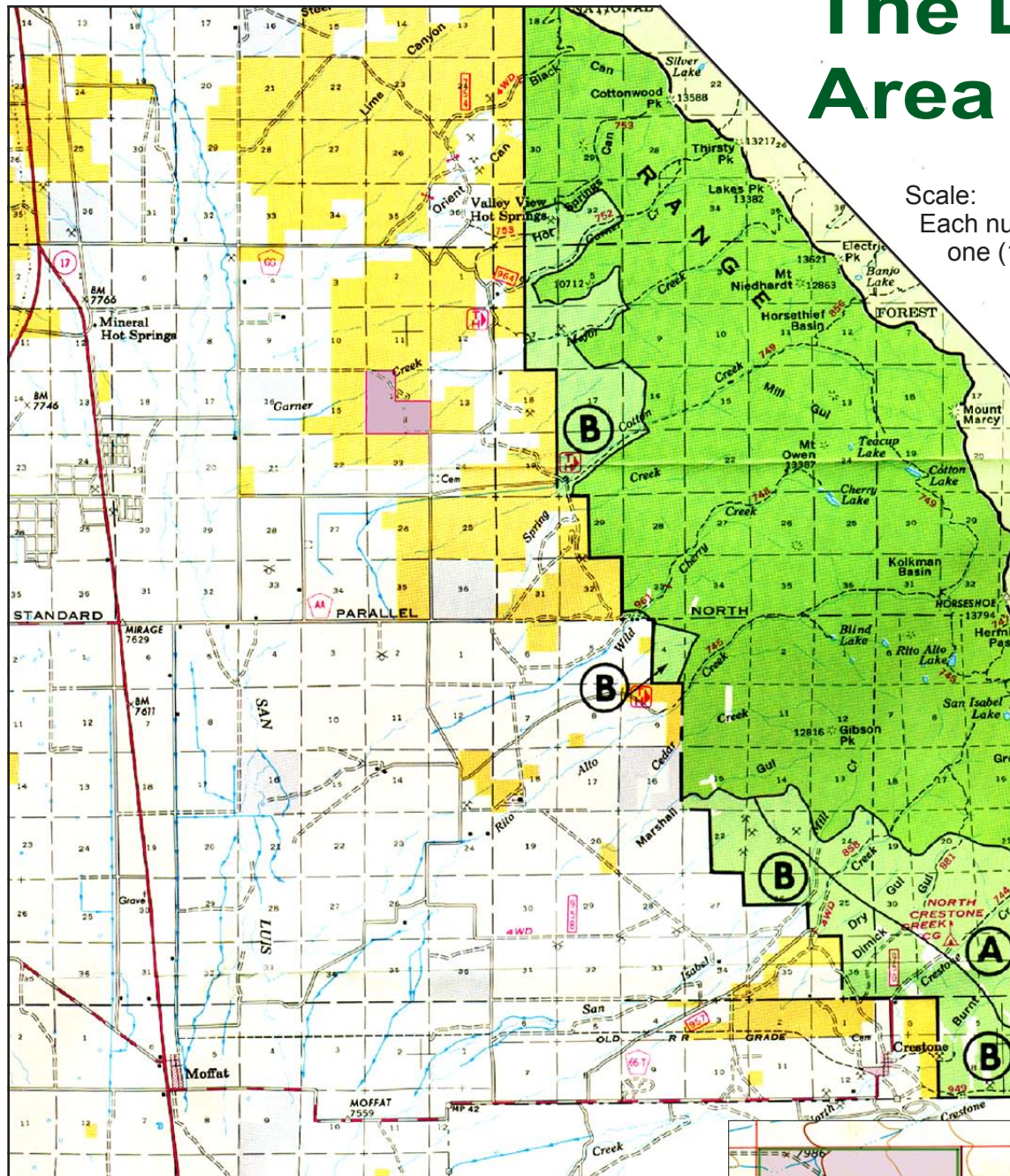
To maintain peace and harmony at EarthArt Village:

- I agree not to inflict my attitudes or desires (including sexual) on others, and not engage in manipulation, intimidation or proselytizing, that may be abusive to others.

NW 1/4 and South 1/2 of Section 14, Township 45 North, Range 10 East of the New Mexico Prime Meridian, Saguache County, Colorado.

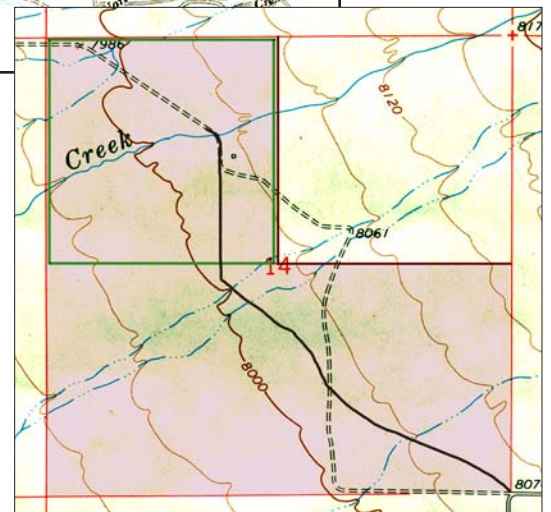
The Land Area Map

Scale:
Each numbered block = one (1) square mile.



Key

- Bureau of Land Management (BLM) land
- State Forest
- National Forest
- EarthArt Village Land (480 acres)
- Trail Head





PROTECTED = 455 acres (95%)

PRESERVE/OPEN SPACE 320 acres (67%)

■ No development. Uses - wildlife habitat/corridors, grazing, walking/riding trails.

GREENBELT 135 acres (28%)

■ No residences; minimal development. Uses - utilities, recreation and play areas, animal care, road access & maintenance, buffers Preserve & BLM from residences; tree stands, gardens, wetlands, grazing, walking/riding trails, etc.

Potential engineered septic for later conversion to

■ Constructed Wetland Area

ACTIVITY AREAS = 25 acres (5%) X = well

NOTE: Actual acreage in each type of use will vary based on ultimate number and sizes of homes.

HOMESITES

The EXAMPLE above shows 18 residences/sites of various sizes, with a total homesite acreage at 7 acres, leaving 143 acres of Greenbelt.

Community Area (10 acres):

▨ Existing Multi-purpose bldg & shed, 1 rental homesite, storage, animal shelters, paddocks, etc.

● Kiva Multi-purpose bldg: workshops, studios, offices, group gathering space, sleeping quarters, parking, etc.