DOCUMENTS THAT YOU NEED

ONCE YOU CREATE YOUR COOP

* Articles of Incorporation

Can be basic

Decide about needing 501c3 language or not

Does your state have a Coop Statute?

If not – do you want to use your state law, or WI/Minn?

* By Laws

This is where you spell out how you run meetings and make decisions, who your officers are and what powers they have, etc.

Consensus? Watch out – be careful.

* Rules or Policies

Just like Bylaws – but “extra” – much easier to modify

* Rental Agreement – Lease – Membership Agreement

The document members sign when they move in

* A CONSIDERATION: If you hope to be able to expel members for not following through on their Coop Members Obligations, then you need to have that be stated clearly in your Documents. If it is not in the Rental Agreement / Membership Agreement, then it needs to be referenced in that Agreement. **People need to have specifically Agree that they can be evicted for this type of violation.**

Be clear what the term of occupancy is – make clear it does not **automatically renew**, unless you really want that