

# Member Selection

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Note: This policy only refers to the selection of members  
A separate policy deals with the allocation of units  
Another policy deals with over-housing and under-housing

## Purpose of the policy

To select members in an efficient manner in order to keep vacancy loss to a minimum  
To establish a framework for recruiting, receiving and maintaining applications for the membership in the co-op  
To establish a process for accepting new members by applying member selection criteria in a fair and consistent manner, and in the best interests of the co-op as a whole  
To encourage diversity in member selection

## Definitions

**Internal Applicant for membership:** a person who is currently living in the coop but who is not a member. For example, a roommate, family member, or partner. The applicant must have had visitor status with a member for a minimum of 60 days. (as per Section 24.01 [d] of Mau Dan Gardens Co-op Occupancy Agreement)

**External Applicant for membership:** a person who is not currently living in the co-op. External applications expire after six months unless renewed. Unsuccessful external applicants may appeal this decision or reapply

**Principal Member:** a voting member living in the co-op who holds the whole share purchase for the unit. When this member moves from the unit, for whatever reason, the other people living there must also vacate at the same time. The principal member is responsible for housing charge and other payments owing for their unit

**Associate Member:** a voting member associated with a principal member living in the same unit. This member will make “a payment equal to the purchase price of one fully paid share.” (as per Mau Dan Gardens Rule 2.2)

**Joint Member:** A voting member living in the co-op with one or more other joint members all of whom hold the share purchase jointly. Should one of the joint members vacate the unit the other(s) would resolve the ownership of the share purchase between themselves. The other joint member(s) would not necessarily have to move as a result

1. Internal Applicants will be reviewed by the Membership Committee when they are received. Internal Applicants must have been a registered guest in the co-op for a minimum of 60 days in order to take advantage of this policy



2. External applicants generally are not reviewed until an appropriate sized unit becomes available.
3. The selection criteria and all aspects of the member selection process will be applied equitably, consistently and in compliance with human right laws.
4. All new members will have been interviewed by three co-op members in good standing.
5. Interviews must be conducted by impartial members. No applicant will be interviewed by a friend or relative.
6. Applicants will be considered in the order in which their applications were received.
7. Applicants may indicate their preference of becoming either principal, associate or joint members, but the allocation of membership status will be decided by the board upon recommendation by the Membership Committee.
8. External applications will expire six months following receipt, unless the applicant requests to remain on the list before this deadline.
9. Member selection criteria are based on the following:
  - Household income and size meet the co-op requirements
  - Understands & demonstrates a commitment to participation in the co-op
  - No external applications for membership will be accepted from households requiring subsidy at this time.
10. Applicants must receive positive references from the following to be eligible for recommendation to the board as members:
  - Previous landlord (s) or Co-op coordinator
  - Employment
  - Personal reference
  - Credit check rating



11. Mau Dan Gardens Rule 2.3 Approval by the Directors

The Directors may, in their discretion, approve or refuse any application for membership or may postpone making a decision about any application for membership.

Amended 25 August, 2009

Approved 25 July, 2006

Replacing an undated Membership Criteria Policy 6. From the “Red Book”

