

## **PRINCIPLES OF THE INITIAL SOCIAL GOVERNANCE SYSTEM FOR THE VILLAGES AT CREST MOUNTAIN**

- It is highly participatory with members of villages being invited to participate in all decisions that directly affect their lives.
- It utilizes consent and true consensus decision-making strategies.
- It is accountable to the residents and the developers of the villages.
- It is transparent and all meetings are open to any resident of the villages. Minutes of all meetings are kept and made available to all residents of the villages and the developers
- It is responsible for finding out what the needs of the residents are and then designs ways to meet those needs.
- It is effective and efficient and has built-in ways of evaluating its effectiveness and efficiency.
- It is equitable and inclusive and allows all residents to have a say in the way they want to be governed.
- It follows the “rule of law” containing legal principles that are typically considered as the “foundation of a civilized society.”

## **INITIAL SOCIAL GOVERNANCE STRUCTURE FOR THE VILLAGES AT CREST MOUNTAIN**

**The initial social governance structure for VCM contains the four elements characteristic of a dynamic governance model:**

1. Teams. These are semi-autonomous groups of members or residents with a special focus. This is where most of the work and decision-making of the community occurs. Each team performs four main functions:

- Facilitating the completion of the villages’ work
- Holding regular team meetings where timely decisions can be made that affect to overall welfare of the villages
- Identifying ways to measure its own effectiveness and soliciting feedback from others in the villages about how it is meeting the needs of the overall community.
- Educating its own members and keeping records, including minutes of all meetings that are distributed to all village residents via email or regular mail.

2. Double Linking of all Teams. This means that at least two persons from each team would be selected to become members in the next higher team of Board. These usually would be the team chair and one of the team members.

3. Organization Process and Decision-Making. The principles of consent and true consensus would be utilized to make decisions at all levels. This means that a policy decision can only be made if no one raises a reasoned and paramount objection to it.

4. Election of members of Teams. All team chairs and representatives are elected by the consent of the team members after an open dialogue.

The number of social governance teams will be determined by the needs of the members or residents as they arise. Some likely teams include the following:

- Social Development
- Maintenance of Common Property

- Community Garden, Orchards & Vineyards
- Economic Development
- Covenant & By-Law Compliance
- Permaculture
- Architectural & Environment Design & Review (This would eventually replace the Crest Mountain Architectural & Environment Review Committee)
- Lifelong Learning Center (when it comes online)
- Visitation and Outside Contacts (handle requests to visit the villages and answer any inquires)

**The Board of Advisors will serve as the initial organizational structure of the governance system at the Villages:**

- It will operate as the Homeowners Association Board for the Villages at Crest Mountain.
- It will consist of the team chair and one representative from each of the regular teams.
- The Board will elect its own officers by consent after an open discussion.
- The terms of office and duties will be spelled out in the Association By-Laws. HOA meetings will be open to any member or resident to attend.

Minutes of the meetings will be distributed and made available to all members and village residents.

**Until 95% of the lots in the Villages are sold, the HOA Board will report to Greenbrook LLC. During this phase the Village will be governed as follows:**

- A joint governance team will include two members of the HOA Board (double-linking), persons overseeing various parts of the overall development of the villages, and the Brookgreen Team.
- This joint governing team will have regular posted meetings that any member or resident of the villages can attend.

Minutes of these meetings will be distributed to all Village members and residents.

- This joint governance structure will be eventually replaced by the Homeowners Association for the Villages as the sole governing body for the residents of the Villages.