Policy on Membership Waiting List

A waiting list of committed, informed and aligned people desiring to move to Cobb Hill is important for the future of our community. During the project development years that led to the first set of unit owners, we experienced the importance of becoming well acquainted with each other as a prerequisite to the commitment to purchase a home at Cobb Hill. Our emphasis has been on the alignment of potential members with explicit principles that underlie this community. The following set of intentions and process steps for a Waiting List reflect this experience. The emphasis is on opportunities to know future members through participation in work, social events, and meetings, culminating in an exploration meeting that would lead to mutual clearness about placement on an official waiting list. Intentions

1. To relate to all those who approach us with an interest in joining the community with fairness and respect.

2. To assure that residential members will fit well with our community's functioning and mission.

3. To ensure that the community and its working farm will successfully survive beyond the founding generation, special consideration may be given to relatives and renters along with age, skill, and diversity needs of the community.

4. To maintain at least three subsidized units for families also meeting income guideline

Process

1. There are many ways to get to know Cobb Hill, especially through informal contact with Cobb Hill members. When an individual or family's interest focuses on the idea of eventual Cobb Hill home ownership, the first step is to contact someone on the membership committee who will serve as a contact person. The contact person will make sure that the interested party receives an orientation to Cobb Hill. After the orientation, the contact person will keep this potential future member informed of opportunities to interact more with Cobb Hill by passing on notices of open meetings, meals, social events, and work days. If the idea of membership continues to be appealing, the potential future member should inform the contact person of this fact and declare a desire to begin a formal exploration process for the waiting list.

2. The formal exploration process will include a financial clearness and introduction to the Cobb Hill by-laws, CR&A's, and other material that helps the newcomer understand Cobb Hill history and commitments. An exploration meeting will be held with the potential future member(s) and as many current members as possible. If the outcome of the exploration is mutually positive, the individual or family is officially placed on the waiting list for a Cobb Hill unit.

3. After going through exploration, the individual or family will have a designated contact person. It will be the responsibility of the potential member to make sure there is regular contact with

Cobb Hill. It is the responsibility of the contact person to make a potential member aware of opportunities for contact and participation through visits, work project, social events, email, and meetings.

4. A second exploration may be requested by either the family or the community when the opportunity to join the community occurs.

5. Cobb Hill owners will have the opportunity to buy and move into a vacant unit before it is offered to the waiting list. Several Cobb Hill owners may want the unit coming up for sale. Practical considerations such as the size or location of the unit may give a clear indication that this unit is more appropriate for one of these Cobb Hill households. However, if there are no clear practical indicators, the decision will be worked out through a group process involving the community in a search for the optimal resolution.

6. Waiting list order will be established and maintained by date of exploration, with the order occasionally subject to special considerations for relatives and renters along with age, skill, and diversity needs of the community.

7. A renter who has a place on the waiting list may be living at Cobb Hill and integrated into the life of the community at the time a sale occurs. The renter would have special consideration, but would not automatically be given the option to buy a unit that is for sale.

8. Relatives of current community members who have a place on the waiting list would receive special consideration, but would not automatically be given the option to buy a unit that is for sale.

9. A person or family may go through the process to be put on the waiting list although they have commitments that would prevent them from moving to Cobb Hill for many years.

10. A unit cannot be purchased by someone on the waiting list until they are at a point, (or reasonably close to it), of being able to move into the community.

11. If this waiting list is perceived to be too long, a second waiting list will be established with people who have not gone through the exploration process but have expressed an interest in doing so.

12. Information about a family's status on the waiting list, as well as the waiting list policy, will be available to those seeking membership at Cobb Hill.

13. The waiting list will be reviewed and updated annually at the august community meeting.