

# CALL TO FORM A MEMBER COMMITTEE TO RESEARCH CREATING A ROAD ASSOCIATION

We are a group of members that would like to work on dissolving and reforming our current HOA structure into a road association. With the 2015 secession of Unit One, we are now at a point in our history that many Unit Two members would like to follow Unit One's secession. Unlike Unit One, we would like to make sure our roads are taken care of, and with that aim, we are in a position to create and simplify into an organization that fits our only true need, maintenance of our roads.

The results of emails, neighbor contact, and discussion among members has brought up a recurring theme: there is an apparent concern and discontent with the structure of the existing HOA. We would like to propose the following actions:

- 1. Get on the next board agenda to formally organize a member committee to explore openly dissolving the TCHA and creating a road association.*
- 2. Help from the board to allow that committee to touch bases with our members, in particular our "undeveloped land" members who typically do not follow the historical problems that have plagued the TCHA. We would also help create a questionnaire about the road association structure, and have a group that would follow-up and call members to address concerns about this evolution.*

The HOA is crippled by archaic CCRs that no longer follow modern concepts, and in many ways hamper the community. The HOA is a dysfunctional and inconsistent organization, with subjective and often incompletely thought-out actions. It no longer is a positive force, if it ever truly was.

**Architectural:** Regarding architectural, let people deal with the double layer of PRMD and the Coastal Commission. When building, they should not have to deal with a third layer, the well-meaning but typically amateur board member. For those who do not have roads, let them opt out, or participate if they choose, as has been the history of the ten lots that are in the subdivision but not in the HOA. If a road association is formed, with perhaps a rotating group of neighbors overseeing it, **all monies will go to roads, and not to administration.**

**Coastal Commission and PRMD:** People ask what rules would govern the development of the remaining undeveloped lots. We would be governed by the California Coastal Commission (CCC) review process, and the Sonoma County PRMD review and permitting process that exist today. TCHA simply adds an extra layer to those two approval processes with requirements for extended roof eaves and cutouts (to avoid a box look). The CCC and PRMD processes allow for ample neighbor notification and input. These bodies are guided by the key rule of "community compatibility". The rules state that design structures are to be compatible with existing community characteristics. Structures are to relate in size and scale to adjacent buildings.

**Dysfunctional Obsolescence:** We believe the original CCRs of the Timber Cove property owners, which were written in the 1960s, have long outlived their usefulness given the advent of extensive and overlapping regulations (e.g. County PRMD and Coastal Commission) which have been established during the last 60 years. During this time, our HOA and its culture has not allowed for updating, and indeed has often been the cause of strife and infighting.

**As with Unit One, our Unit Two CCRs allow for dissolving the HOA,** and our reasons for doing so mirror Unit One's. Unit One has no control over Unit Two, and Unit Two has no control over Unit One. If Unit One had fears over the architectural processes of their neighbors in Unit Two, they would not have seceded. It is apparent they feel the Coastal Commission and PRMD do a sufficient job in keeping the "community compatibility" in order, so why don't we follow their process, and actually exceed that level, by creating a road association that they might even like to join forces with?

**With 100% of monies spent on roads,** we would exceed our current level of road maintenance, raising property values by ending the infighting, and providing even better roads than the prior board maintained (which was well below necessary maintenance levels.)

We propose that we look at a road association to replace the existing structure. Below and in attached copies, we have collected a number of signatures of members to start this process. We have also provided an example of the Rolling Hills Road Association in Pt. Arena, all of four pages, as a beginning point of discussion. We have adapted it for the Timber Cove Subdivision so members can consider the simplicity and logic of the four page document.

We also ask the board to put this committee motion by the members on the next board meeting agenda February 24, 2018, so we can take action and work with the cooperation of the board in *synchronicity and camaraderie*~working towards an evolved and better Timber Cove.

Thank you,  
Members for a new Timber Cove Road Association

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