

PHILOSOPHY OF THE BOARD OF DIRECTORS

Members of the Board of Directors are officers of the Association chosen by the members of the Association in good standing to represent them in the conduct of business affairs and legislative management of the Association.

The Board has the dual responsibility for implementing statutory requirements pertaining to the Association and for meeting the desires of the members. The Board is obligated to assess member desires when determining policies, making decisions, and approving procedures for carrying out the responsibilities of its office.

The Board declares and, thereby, reaffirms its intent to:

- A. maintain two-way communications with members of the Association. The Board shall keep them informed of the progress and issues confronting the Association and steps being taken to resolve these issues. The members shall be urged to bring their aspirations and concerns about the Association to the attention of this body.
- B. establish policies and make decisions on the basis of declared philosophy and goals.
- C. act as a truly representative body for members in all matters related to programs and operations. The Board recognizes that ultimate responsibility for the Association's best interests rests with the members, but the Board has been assigned specific authority through statute and the members of the Association and shall not relinquish or fail to exercise that authority.

CODE OF ETHICS

As a member of the Board, I will strive to improve all aspects of the Association to the best of my ability, and to that end I will:

- A. attend all regularly-scheduled Board meetings insofar as possible, and become informed concerning the issues to be considered at those meetings;
- B. recognize that I should endeavor to make policy decisions only after full discussion at publicly held Board meetings;
- C. render all decisions based on the available facts and my independent judgment, and refuse to surrender that judgment to individuals or special interest groups;
- D. encourage the free expression of opinion by all Board members and seek systematic communications between the Board and Association members, and between the Board and the Property Manager;
- E. work with other Board members to establish effective Board policies and to delegate authority for the administration of the Association to the Property Manager;
- F. communicate to other Board members and the Property Manager expressions of public reaction to Board policies and programs;
- G. inform myself about current issues by individual study and through participation in programs providing needed information;
- H. support the award of contracts to companies that best serve the interests of the Association and insist on regular and impartial evaluation of same;
- I. avoid being placed in a position of conflict of interest, and refrain from using my Board position for personal or partisan gain;
- J. take no private action that will compromise the Board or administration, and respect the confidentiality of information that is privileged under applicable law and the by-laws and policies of the Board of Directors;
- K. remember always that my first and greatest concern must be the welfare of the members of the Association.