

# LAS TORRES HOMEOWNERS ASSOCIATION

## CODE OF CONDUCT

WHEREAS, the Board of Directors ("Board") of Las Torres Homeowners Association ("Association") has the authority and responsibility to make decisions for the benefit of the entire community, and

WHEREAS, the Board wishes to ensure that it and the individual elected Officers ("Officers") and volunteer committee members ("Committee Members") maintain a high standard of ethical conduct in the performance of Association business, and to ensure that the members of the Association maintain confidence in and respect for the entire Board, Officers and Committees,

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Association hereby adopts the following rules of conduct, standards of behavior, ethical rules, and enforcement procedures that are applicable to the fiduciary duties required of all members of the Board, Officers and Committee members.

**1. Board members, Officers and Committee members shall act in the best interests of Association as a whole.** Board Members, Officers and Committee members serve for the benefit of the entire community, and shall, at all times strive to do what is best for Association as a whole. Board members, Officers and Committee members shall not use their positions as such for private gain, for example:

- No Board member, Officer or Committee member shall solicit or accept, directly or indirectly, any gift, gratuity, favor, entertainment, loan or any other thing of monetary value from a person who is seeking financial relationship with the Association.
- No Board member, Officer or Committee member shall seek preferential treatment by the board, officers, any of its committees, or any contractors or suppliers.
- No Board member, Officer or Committee member shall accept a gift or favor made with the intent of influencing a decision or action on any official matter.
- No Board member, Officer or Committee member shall receive any compensation from the Association for serving on the Board or Committee.
- No Board member, Officer or Committee member shall willfully misrepresent facts to advance a personal cause.

- No Board member, Officer or Committee member shall use his/her position to enhance his/her financial status through the use of certain contractors or suppliers.

The above list of examples is offered for illustration purposes only and is not intended to be exclusive.

**2. Board members, Officers and Committee members shall comply with governing documents and relevant laws.** Board members, Officers and Committee members shall use their best efforts at all times to make reasonable decisions that are consistent with the Declaration, Bylaws and other governing documents of Association and to be familiar with all such documents. Board members, Officers and Committee members shall likewise comply with and make decisions that are consistent with all applicable laws, include, but not limited to refraining from discriminating against any person on the basis of race, color, religion, national origin, gender, family status or mental or physical disability.

**3. Board members, Officers and Committee members are strictly prohibited from harassment or intimidation of any member of the Association.** This includes harassment or intimidation directed by or toward fellow Board members, Officers and Committee members. Association shall deem any Board member Officer or Committee member who harasses, threatens or otherwise attempts to intimidate other Association members or residents to be acting outside the scope of his/her authority as a Board member, Officer and Committee member.

**4. Board members, Officers and Committee members shall maintain confidentiality.** Board members, Officers and Committee members shall at all times maintain the confidentiality of all legal, contractual, personnel and management matters involving Association.

**5. Board members, Officers and Committee members shall refrain from defaming anyone within Association.** Board members, Officers and Committee members shall not engage in defamation, by any means, of other Board members, Officers, Committee members and Association members. The Association shall deem any Board member, Officer or Committee member who engages in defamation to be acting outside the scope of his/her authority as a Board member, Officer or Committee member.

**6. Board members, Officers and Committee members shall behave professionally at meetings.** Board members, Officers and Committee members shall conduct themselves at all meetings, including board meeting annual meetings of the members and committee meetings in a professional businesslike manner. Personal attacks against other Board members, Officers, Committee members, association members, management staff or guests are not consistent with the best interest of the community and will not be tolerated. Though differences of opinion are inevitable, they must be expressed in a professional and businesslike manner.

**7. Board members, Officers and Committee members shall refrain from interfering with management staff and contractors.** No Board member, Officer or Committee member shall interfere with the duties of Committee members, management staff or any contractor executing a contract in progress. All communications with contractors must go through one designated Board member, Officer or Committee member.

**VIOLATIONS OF CODE**

Any Board member, Officer or Committee member who violates this Code of Conduct agrees that the Board may seek injunctive relief against him/her. The Board member, Officer or Committee member also agrees that the board shall be relieved of posting bond as a condition to its injunctive remedy. Such Board member, officer or committee member must pay the legal fees incurred by the Board in any enforcement effort.


Board member, Officer or Committee member will relinquish all association documents in his/her possession. As an option, the Board member, Officer or Committee member may vacate his/her seat on the Board, as an Officer or Committee member.

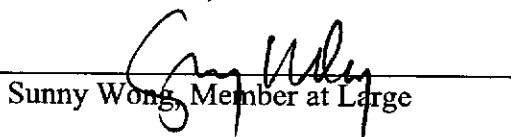
ADOPTED BY BOARD RESOLUTION AS PART OF THE MEETING AGENDA ON the

3rd day of May, 2019.

  
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Leigh Tollefson, President

  
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Michael Moore, Vice President

  
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Debbie Robertson, Treasurer

  
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Sunny Wong, Member at Large