

Pecos North Homeowners Association

CODE OF CONDUCT FOR BOARD MEMBERS

Pecos North Homeowners Association (The "Association") Board of Directors will use its best efforts at all times to make decisions that are consistent with legal requirements, high principles, and to maintain, protect, and enhance the value of the Pecos North Homeowners Association assets and quality of life.

To that purpose, the Board adopts the following Code of Conduct for Board and Committee volunteers:


Board and Committee members should:

1. Strive at all times to serve the best interests of the association as a whole regardless of their personal interests.
2. Use sound judgment to make the best possible business decisions for the Association, taking into consideration all available information, circumstances and resources.
3. Act within the boundaries of their authority as defined by law and the governing documents of the association.
4. Provide opportunities for residents to comment on decisions facing the association.
5. Perform their duties without bias for or against any individual or group of owners or non-owner residents.
6. Disclose personal or professional relationships with any company or individual who has or is seeking to have a business relationship with the association.
7. Conduct open, fair and well-publicized elections.
8. Always speak with one voice, supporting all duly adopted board decisions—even if the board member was in the minority regarding actions that may not have obtained unanimous consent.

Board and Committee members should not:

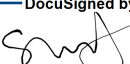
1. Reveal confidential information provided by contractors or share information with those bidding for association contracts unless specifically authorized by the board.
2. Misrepresent known facts in any issue involving Association business.
3. Engage in any writing, publishing, or speech making that defames any other member of the Association Board or resident of the Association on community online platforms or any other social media website(s).
4. Willingly misrepresent facts to the residents of the community for any reason, including but not limited to: advancing a personal cause or influencing the community to place pressure on the Board to advance a Board Member's personal cause.
5. Make unauthorized promises to a contractor or bidder.
6. Advocate or support any action or activity that violates a law or regulatory requirement.
7. Use their positions or decision-making authority for personal gain or to seek advantage over another owner or non-owner resident.
8. Spend unauthorized association funds for their own personal use or benefit.
9. Accept any gifts—directly or indirectly—from owners, residents, contractors or suppliers.
10. Divulge personal information about any association owner, resident or employee that was obtained in the performance of board duties.
11. Make personal attacks on colleagues, staff or residents.
12. Harass, threaten or attempt through any means to control or instill fear in any board member, owner, resident, employee or contractor.
13. Reveal to any owner, resident or other third party the discussions, decisions and comments made at any meeting of the board properly closed or held in executive session.
14. The President may meet with parties as directed by the Board, serving as their liaison. No other Board Member have the authority to direct any member, contractor, agent, or employee of the Association on their own, without having the Boards knowledge. This may be modified as needed, and is intended to for the betterment and necessities that may arise associated with the community's needs.


Adopted: TBD by Pecos North Homeowners Association Board of Directors

Signed by:  11/12/2024
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Signed by:  2/26/2025
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DocuSigned by: **KRITI AGARWAL** 1/7/2025
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