

CODE OF CONDUCT

The Harbor at Harrods Creek Code of Conduct and Ethics for Board Members, Officers and Other volunteer Community Leaders

WHEREAS, the Bylaws of the Harbor at Harrods Creek Homeowners Association has delegated the authority and responsibility to govern the operations of the community to its Board of Directors, and

WHEREAS, the Board of Directors is responsible to appoint officers and committee members, and to solicit/involve other volunteers

WHEREAS, the Board has the fiduciary duty and responsibility to set a standard and level of behavior that is in the best interests of the entire community,

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Directors of the Harbor at Harrods Creek Homeowners Association hereby adopts the following code of conduct, standards of behavior, ethical rules and procedures that are applicable to all Board members, officers, committee members and other volunteers serving the community (together, the "Community Leaders"). This is in keeping with the Kentucky Horizontal Property Law Section 381.9170:

1. Community Leaders shall discharge his/her duties as an officer or a member of the executive board, including his/her duties as a member of a committee:
 - a. In good faith
 - b. On an informed basis
 - c. In a manner he/she honestly believes to be in the best interest of the corporation
 - d. By attending meetings and participating in good faith with other Community Leaders. Community Leaders may have **3** unexcused absences from Board Workshops and **1** unexcused absence from Community Meetings before action is taken by the other serving Community Leaders. (a meeting calendar is attached.) (HarborMaster only - By attending meetings and participating in good faith with other Community Leaders. Leaders may have 1 unexcused absence from the Community Meetings before action is taken by the other service Community Leaders)
 - e. By acting as part of a cohesive team for the best interest of the corporation
2. Community Leaders will seek to protect and enhance the safety and property value of the owners, including maintaining and supporting the unique character of the Association and its neighborhood.
3. No Community Leader shall receive any compensation for serving on behalf of the Association, except for expense reimbursements approved by the Board of Directors.
4. It is the responsibility of all Community Leaders to avoid even the appearance of impropriety and to disclose any potential conflict of interest, to recuse themselves from Board or other decisions that relate exclusively or primarily to themselves, and to abstain from votes to approve supplier contracts in which they are the

contractors or are employees or family of the contractors. The amount and nature of supplier contracts with Community Leaders will be noted in the annual financial statements of the Association.

5. No Community Leader shall solicit or accept, directly or indirectly, any gifts, gratuity, favor, entertainment, loan, or any other thing of monetary value made with the intent of influencing a decision or action on any official matter, or from a person who is seeking to obtain contractual or other business or financial relations with the Association.
6. No promise of anything not approved by the majority of the Board shall be made to any subcontractor, supplier, residents or contractors during negotiations.
7. Confidentiality of all homeowners and residents' personal lives shall be respected and protected by Community Leaders.
8. Language at Board meetings and other meetings will be kept professional. It is understood that differences of opinion will exist. They should be expressed in a clear and business like fashion, and will be noted in the minutes of such meetings.
9. No Community Leader shall engage in any writing, publishing, or speech making that defames any other member of the Board, Community Leader, owner or resident of the community. Personal attacks against Board members, other Community Leaders, owners, residents, and the Association's designated management company are prohibited and are not consistent with the best interests of the community.
10. No Community Leader will knowingly misrepresent facts to the residents of the community for the sole purpose of advancing a personal cause or influencing the community to place pressure on the Board to advance a personal cause.
11. No Community Leader serving the community may use his/her position to enhance his/her financial status through the use of certain contractors or suppliers or by advocating Association policies that benefit themselves but are not consistent with the interests of the overall Association.
12. No Community Leader will seek to have a contract implemented that has not been approved by the Board.
13. No Community Leader will interfere with a contractor implementing a contract in progress. All communications with contractors will go through the Managing Agent or be in accordance with policy.
14. No Community Leader will interfere with the system of management established by the Board and its designated management company.
15. Existing and future Community Leaders, including persons running for election to the Board of Directors will be given a copy of this Code of Conduct and will be asked to sign that they have received it, have read it and agree to abide by it.

16. Materials describing the candidacy of persons running for the Board of Directors shall note any situations where the candidate has not signed this Code.

Any breach of this Code of Conduct agreement may be grounds for Officer and/or Board dismissal of said Community Leader. Dismissal procedures would be followed as stated in the Kentucky Horizontal Property Law and the Harbor Master Deed.

2023 Meeting Schedule

Month	Date	Time	Type
January	19	6:30	Board Workshop
February	16	6:30	Board Workshop
March	2	6:30	Board Workshop
March	16	7:00	Community Meeting
April	6	6:30	Board Workshop
April	20	6:30	Board Workshop
May	4	6:30	Board Workshop
May	18	7:00	Community Meeting
June	1	6:30	Board Workshop
June	5	6:30	Board Workshop
July	6	6:30	Board Workshop
July	20	7:00	Community Meeting
August	3	6:30	Board Workshop
August	17	6:30	Board Workshop
September	7	6:30	Board Workshop
September	21	7:00	Community Meeting
October	5	6:30	Board Workshop
October	19	6:30	Board Workshop
November	2	6:30	Board Workshop
November	16	6:30	Board Workshop
December	7	7:00	Community Meeting & 2024 Approval

The resolution is ratified this _____ th day of _____ 20____ at an open Board meeting where a quorum of the Board was present and will become effective immediately.

STATEMENT: I have received, read and agree to abide by the Code of Conduct detailed above for:

The Harbor at Harrods Creek.

Name	Signature	Date	Email
Nancy Turner			
Rosie Cragg			
Diane Hansen			
Debbie Longshore			
Mike Britt			
Todd Schell			
Linda Stebbins			
Rolf Klein			