

Bollinger Hills Homeowners Association

Mission

The Bollinger Hills Homeowners Association, a self-managed HOA, shall promote a friendly family neighborhood environment while assisting members in maintaining and enhancing their investment. This shall be accomplished through various programs that support a clean, crime free and aesthetically pleasing neighborhood.

Values

1. **Good Neighbors** - We are neighbors/citizens first, Association members second. There is no better substitute than to resolve issues as neighbors. Not all issues will have Association implication.
2. **Volunteerism** – We value highly our volunteers who go beyond the normal commitments of being a resident.
3. **Valuation** - We will maintain or improve the condition and appearance of our property, valuing it as the reason for our Association existence and the greatest factor on our property values.
4. **Grounds Keepers** - We will maintain the properties of the Association in a manner that complements and doesn't detract from the value of our properties.
5. **Good Citizens** - Each home/property owner has a responsibility for the care, condition and ongoing value of our common assets and properties.
6. **Common Good** - We will evaluate all issues on their merit to the Association, and the Mission Statement and not with regard to any particular interest group.
7. **Continually Improving** - We will endeavor to evolve as an Association to the ever-changing times in the policies and judgments we make, referring to the by-laws and CC & Rs for guidance in our decisions.

Operating Principles

All Association Directors, Committee Chairpersons and employees are expected to make a good faith effort to abide by the following Principles:

1. Devote the time reasonably needed to fulfill the responsibilities of the position;
2. Attend and participate in all regular and special Board and committee meetings of which they are a member.
3. Be prompt, attentive, and prepared for all Board and committee meetings.
4. Treat others with the same dignity and respect with which they expect to be treated.
5. Be responsible for their vote, and review pertinent information before casting their vote.

6. Consider the business of the Association and its members to be confidential in nature when so specified by Board decision or California law regarding right to privacy.
7. Disclose any personal conflict of interest that they may have and refrain from discussing or voting on any issues related to that conflict;
8. Be honest, in their dealings with the Association, with other directors, and committee members and staff.
9. Work for continued and increased effectiveness in the Association's ability to serve its members.
10. Abide by the majority action of the board.
11. Refrain from asking for special privileges.
12. Endeavor to ensure that all actions of the Board are lawful.
13. Strive for the common good of the Association, foregoing personal interests and agendas;
14. Abide by the Association's By laws and Regulations to set a positive example for others.
15. Refrain from accepting any gifts of money or "in-kind" items from vendors/contractors used by the Association exceeding \$25 per year in the aggregate.
16. Enforce the Association's Covenants and Restrictions and Architectural Review Standards fairly in order to maintain property values.

The adoption of this Rule was approved on the 8th day of November, 2006 by the following vote:

DIRECTOR

Victor Petersen	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Absent/Not Voting <input type="checkbox"/>
John Youngblood	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Absent/Not Voting <input type="checkbox"/>
Janet Miller	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Absent/Not Voting <input type="checkbox"/>
Tom von Thury	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Absent/Not Voting <input checked="" type="checkbox"/>
Renee Rovai	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Absent/Not Voting <input type="checkbox"/>

WHEREUPON, the Treasurer declares the foregoing Rule duly adopted, to be effective November 8, 2006.

Dated: November 8, 2006

Terry S. Cunningham - Treasurer