

Los Cerritos Area Homeowners Association
Conflict of Interest (COI) Policy

Los Cerritos Area Homeowners Association (LCAHA) Board shall properly address related-party transactions pursuant to a solid conflict of interest policy. All board members, officers, committee members and/or homeowners shall disclose all real or perceived COIs they discover or have been brought to their attention in connection with this organization's activities.

"Conflict of Interest" occurs when a board member, officer and/or committee member or an immediate family member is responsible for promoting the interest of the association at the same time he or she is involved in a competing personal interest (financial, business, personal, or relational).

A COI significantly impairs the individual's objectivity in carrying out his or her duties and responsibilities for the LCAHA, or can create an unfair advantage for a person or business; which could result in securing a direct and material gain through the outcome.

"Disclosure" shall mean providing properly, to the appropriate person, a written description of the facts comprising the real or apparent COI. An annual disclosure statement shall be circulated to board members, officers and committee members to assist them in considering such disclosures. Disclosure is appropriate and required any time COIs may occur.

The President and Board Members shall ensure all board members, officers, committee members and/or homeowners are made aware of LCAHA's policy with respect to conflicts of interest. This policy applies only to current COIs. It does not apply to past interests that have expired or no longer exist. Nor does it apply to possible interests that may arise in the future but do not currently exist, as such interests are inherently speculative and uncertain.

LCAHA may enter into a business transaction with a person or entity if LCAHA takes affirmative steps in advance to ensure the following is true with respect to the transaction:

1. All parties with a conflict of interest (direct or indirect) are excluded from discussion, voting or decision making related to approval of transaction for paid contract services.
2. The association obtains reliable comparability information regarding the terms of the transaction from appropriate independent sources such as competitive bids, independent appraisals, or independent expert opinions.
3. The association's board has affirmatively determined that entering into the transaction is in the best interest of the organization.
4. The association diligently documents the elements described above, as well as the board's approval of the transaction. This may be documented in meeting minutes.

The written notices of disclosure and all related documents shall be filed with the LCAHA Secretary.

Los Cerritos Area Homeowners Association
Conflict of Interest Disclosure
Annual Reporting Statement

I have read and understand the Conflict of Interest Policy.

I agree to comply with the policy.

I agree to report promptly any changes in the information reported on this form, or any new information relevant to a conflict of interest.

I hereby declare and certify the following real or perceived conflict(s) of interest:

Declare any relevant interests or parties with whom I have current contractual relationships or substantial common interests and which could be perceived as unduly influencing my judgement:

(If necessary, attach additional documentation.)

By signing below, I affirm that my answers are true and accurate to the best of my knowledge.

Printed Name: _____

Signature: _____

Date: _____