

Resolution No.06-2007

Of The Board of Directors of
The Rancho Tehama Association

Protection of Records

Whereas: The Board of Directors (Board) of the Rancho Tehama Association (Association) has the authority to make decisions for the benefit of the entire community, and

Whereas: The board wishes to make certain that Association member records, employee records, legal documents and files, pending contracts and all other documents or information protected by law are in fact kept confidential and shall not be subject to inspection by any individual except as may be authorized by the majority vote of the "Board" and then only in compliance with applicable laws, and

Whereas: The Davis-Sterling act cites the following.....

Records Not Subject to Inspection

The following records are not subject to inspection (see Civ.Code 1363.05 (b) Civ. Code 1365.2 (d)

Board executive session agendas, minutes and information. Personnel records (other than payroll records). Litigation files or records protected by the attorney-client privilege, pending contracts, legal invoices and legal bills. Records likely to lead to fraud. Records likely to compromise the privacy of an individual member (such as owner records, including goods or services provided to members for which the association received monetary consideration other than assessments). Disciplinary actions, collection activities, or payment plans of other owners, personal information, including social security number tax ID number, driver's license number, credit card account numbers, bank account number, and bank routing numbers. Interior architectural plans for individual homes.

Redacting Information: The "Board" may withhold or redact (blacken, strike through) records or information described above. However if requested by the owner, the "Board" shall provide a written explanation specifying the legal basis for withholding or redacting requested records. Civ. Code 1365.2 (d).

Therefore: Be it resolved that no member of the Board of Directors of the Rancho Tehama Association, no member of a Committee of the Board of Directors or no single member of the Rancho Tehama Association shall attempt to or be authorized to receive or review prohibited or confidential records without authorization of the Board of Directors. In addition the citation from the Davis-Sterling act noted above shall be the standard by which records not subject to inspection shall be followed.

Furthermore: This resolution shall not supercede any state or federal law prohibiting such action.

Motion entered by Director William Massey

Second by Director Karis Pierce

Ayes 5 Nays 0

Certified Karis Pierce
Secretary of the Corporation

Date: January 9, 2007

