

Board Authority and Board Member Responsibilities

What is the Board's Authority? First, check the Governing Documents! The Governing Documents of the Association provide the specific authorities and duties of the Board. The RCWs for Homeowners Associations (<http://apps.leg.wa.gov/rcw/default.aspx?cite=64.38>) and other related laws that regulate corporations also provide specific authority and responsibilities to the Board.

As a general outline, the Board has the following authorities:

- Overseeing the Association and its operations
- Defining the vision and direction of the community
- Setting Association policies and rules
- Making sound business decisions
- Executing all contracts for services and products
- Directing management and compensating its agents and employees
- Approving annual operating and reserve budgets
- Appointing all Committee members
- Conducting short and long-range planning
- Building a positive sense of community

Board members are also required to:

1. Attend Board meetings
2. Prepare for Board meetings in order to make informed decisions
3. Work with groups/committees in the community to provide guidance
4. Develop new leadership by example
5. Work with other Directors in a collegial relationship, presenting opposing views with professionalism and civility
6. Provide assistance and feedback to the officers to assure success of the operations
7. Continually strive to be better informed in the issues and laws to improve decisions