

Moreland Courts Condominium Association, Inc.

MCCA BOARD DIRECTOR QUALIFICATIONS POLICY

Article III, Section 2 of the MCCA Bylaws sets the number of Directors to seven (7), and Section 3 stipulates that Directors serve two-year staggered terms that maintain a 4 to 3 election rotation. The elections process itself is governed by Article II, Section 3 and Article III, Section 9, Paragraph A (Nominating Committee).

Article III, Section 2 defines minimum qualifications for service on the Board as including the following: the individual is a Unit Owner in good standing, is an occupant of an MCCA Unit (as long as another occupant of the Unit is not concurrently serving), has not listed his or her Unit for sale or lease, and has not sold or leased the Unit. Section 2 also allows the Board to adopt and promulgate additional qualifications. The below criteria are largely based on the Bylaws and the criteria developed by the MCCA Nominating Committees of 2006 and 2007, and they have been used with minor alteration since 2007. They are also based on long-standing term limit tradition. The Board formally adopted this policy to reflect it's governance power at the February 24, 2014 Regular Board Meeting.

- 1) **NECESSARY QUALIFICATIONS:** [headings were dropped in 2010]
 - a) Has been a Unit Owner [Bylaws] for at least one year.
 - b) Is currently occupying the Unit he or she owns. [Bylaws]
 - c) No other Unit Owner living in the same Unit will be serving on the Board at the same time. [Bylaws]
 - d) The Unit Owner has not listed his or her primary Unit for sale or lease, does not have a sale or lease pending on his or her primary Unit, and is not leasing his or her primary Unit. [Bylaws]
 - e) Is a member in “good standing” as defined by the fulfillment of all fiduciary responsibilities to the Association. [Bylaws]
 - f) Has served or is serving on a committee of the Association.
 - g) Is able to participate in at least 75% of Regular Board meetings by attending in person or via video conference call. [similar criterion dropped in 2011]
 - h) Will not have already served six (6) consecutive years on the Board, except in cases where additional service is justified by unique and/or specific benefit to the Association. With rare exceptions, this criterion has been the long standing tradition at MCCA. [long-term tradition]

- i) If a Unit Owner is not an individual, that Unit Owner may nominate for the Board any principal, member of a limited liability company, partner, trustee, officer, or current employee of that Unit Owner who occupies the Unit. [Bylaws]
- 2) **PREFERRED EXPERIENCE:**
- a) Two years of service on a committee of the Association. [new]
 - b) Has served on for profit or non-profit boards.
 - c) Knowledgeable about the Association's financial structure, including the Operating, Annual Capital, Reserve Fund, and Rehabilitation Loan. [updated earlier language calling for knowledge of the rehabilitation project]
 - d) Has experience in a leadership role in a community organization, business, board of trustees/directors or committees.
 - e) Possesses an understanding of financial statements.
- 3) **PERSONAL CHARACTERISTICS:**
- a) Collaborative
 - b) Decisive
 - c) Team Player

NOTE: Unit Owners do not elect Board officers. They elect Directors to serve on the Board. It is up to the Directors to elect Board Officers (Bylaws, Article IV). However, there is a limitation set by the Bylaws, Article V, Sections 1 and 4: No single Board Director may serve as President or Treasurer for more than four consecutive years.

Policy approved by the MCCA Board of Directors on February 24, 2015.