

BELL CANYON ASSOCIATION

Board Policy on Receiving Anonymous Governing Document Violation Complaints

While the Board does not encourage unsigned letters/complaints, where it is independently possible to verify the existence of an anonymously reported problem, the Board recognizes that it has a fiduciary duty to all owners to do so, and to take the appropriate action.

Therefore:

1. When the Board receives an anonymous complaint, either oral or written, about an owner, AND there is no way to verify that a violation has occurred other than through the anonymous notification, the Board will take no action and ignore the complaint;
2. When the Board receives an anonymous complaint, either oral or written, about a nuisance, where the Association can independently verify the existence of the nuisance (e.g. a noise nuisance), then the Board should investigate the nuisance, and take action if the Board is able to verify its existence;
3. When the Board receives an anonymous complaint, either oral or written, about an architectural violation, the Board should have the Architectural Committee investigate the violation, and take action if it can confirm the violation; and
4. When the Board receives an anonymous complaint about a hazard or danger to the owners/Association, the Board should investigate the violation and take immediate action to abate the danger/hazard if the Board can confirm its existence.