

1 **IN THE OFFICE OF ADMINISTRATIVE HEARINGS**

2
3 In the Matter of:

No. 25F-H049-REL

4 Jeremy Whittaker

ORDER

5 Petitioner

6
7 vs

8 Val Vista Lakes Community Association

9
10 Respondent

11
12 The tribunal having received the Motion to Quash Subpoena makes the following
13 order:

14 IT IS ORDERED quashing the subpoena but for the following items:

- 15 1. Open-session minutes, agendas, and board-packet materials that
16 reference any conflict-of-interest disclosure regarding CHDB Law by
17 Directors Diana Ebertshauser or Brodie Hurtado.
18 2. All written consents, e0mail votes, or other actions-without-meeting
19 that approved the engagement or retention of CHBD Law.
20 3. The executed CHDB engagement letter.
21 4. All disclosure forms, signed statements, pr meeting records in which
22 Directors Ebertshauser or Hurtado acknowledged any relationship with
23 CHDB Law or its partners.

24 IT IS FURTHER ORDERED extending the subpoena due date to July 31, 2025.

25 Done this day, July 11, 2025.

26
27 /s/ Adam D. Stone
28 Administrative Law Judge

1 Transmitted by either mail, e-mail, or facsimile to:

2 Susan Nicolson
3 Commissioner
4 Arizona Department of Real Estate
5 SNicolson@azre.gov
6 vnunez@azre.gov
7 djones@azre.gov
8 labril@azre.gov
9 mneat@azre.gov
10 lrecchia@azre.gov
11 gosborn@azre.gov

12 B. Austin Baillio
13 Maxwell & Morgan, P.C.
14 mail@hoalaw.biz

15 Jeremy Whittaker
16 me@JeremyWhittaker.com

17 By: OAH Staff
18
19
20
21
22
23
24
25
26
27
28
29
30