



VAL VISTA LAKES COMMUNITY ASSOCIATION

Board Of Directors Executive Session

April 22, 2025

1600 E. Lakeside Drive

Gilbert AZ 85234

Directors Present

Bryan Patterson—President

Jacob Broderick—Vice-president

Karen Lewis--Secretary

Brian Solomon—Treasurer

Diana Ebertshauser [arrived at 6:20 pm]

Director by Zoom

Kevin McPhillips

Brodie Hurtado

Directors Absent

Jill Brown

Mark Thompson

Other Attendees

HOAMCO Staff-

Tamara Swanson- Acting General Manager

Douglas Cortez - Assistant General Manager

1. Call to order at 5:03 pm with quorum.

2. Meeting Minutes

- [REDACTED]
 - [REDACTED] [REDACTED]
[REDACTED]
 - [REDACTED]
- [REDACTED]
 - [REDACTED]
[REDACTED]
 - [REDACTED]
- [REDACTED]
 - [REDACTED]
[REDACTED]
[REDACTED]
 - [REDACTED]
- [REDACTED]
 - [REDACTED]
[REDACTED]
 - [REDACTED]

3. Acknowledgement of Action Outside of Meeting, if any

- a. [REDACTED]

4. Closed Meeting Agenda topics per ARS 33-1804 section A

a. Legal Advice (ARS 33-1804 A.1)

- [REDACTED]
 - [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
 - [REDACTED]
- [REDACTED]

b. Pending or Contemplated Litigation (ARS 33-1804 A.2)

i. Pending Litigation

- [REDACTED]
- [REDACTED]
 - [REDACTED]
[REDACTED]
 - [REDACTED]

- [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED] [REDACTED]
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 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]

ii. Contemplated Litigation

1. [REDACTED]
 - a. **Motion** by Brodie Hurtado and seconded. **Move to request that Josh Bolen (CHDB attorney) send a Cease-and-Desist letter** [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - i. Brodie Hurtado Declaration: Brodie's husband is an attorney who is a partner at the CHDB firm. However, he receives no monies from VVL.
 - ii. Diana Ebertshauser's declaration: Diana's son is an attorney who is a partner at the CHBD firm. However, he no financial gain from VVL.
 - b. **Vote** was YEAs 6, NAYs 0, Abstentions 1 (Diana Ebertshauser). **The motion passed.**
 - c. Personal, Health, Financial info of Member, Employee or Vendor Employee (ARS 33-1804 A.3)

i. Member – Financial information – Delinquency Review

■ [REDACTED]

5. Adjourned at 6:28 pm.

Respectfully Submitted by Karen Lewis, Secretary

The aforementioned minutes were approved by the Board of Directors on May 20, 2025.