

1 **IN THE OFFICE OF ADMINISTRATIVE HEARINGS**

2 Jeremy R. Whittaker,  
3 Petitioner,

No. 25F-H026-REL

4 vs.

**Minute Entry**

5 The Val Vista Lakes Community  
6 Association,  
7 Respondent.

8 The undersigned Administrative Law Judge, having reviewed the documents  
9 OBJECTION TO SUBPOENA DUCES TECUM AND SUBPOENAS AD TESTIFICANDUM filed by  
10 Respondent July 07, 2025, Petitioner's reply received July 10, 2025, MOTION FOR (1)  
11 DEFAULT ON ISSUES #3 & #4 AND, (2) MOTION IN LIMINE AND (3) ADVERSE-INFERENCE  
12 SANCTIONS FOR SPOILIATION submitted by Petitioner July 10, 2025, and support in reply  
13 submitted July, 11, 2025, and Respondent's reply submitted July 10, 2025, makes the  
14 following minute entry:

15  
16 Respondent's request to extend the compliance date for subpoenas signed on July  
17 01, 2025, from July 11, 2025, to July 25, 2025, is **granted**.

18 Respondent's request to quash subpoena issued to Jonathan Ebertshouser is  
19 **granted**.

20 The remainder of Respondent's outstanding enumerated objections are noted, and  
21 **denied**.

22 Petitioner's motion for default is **denied**.

23 Petitioner's motion *in limine* is **denied**.

24 Petitioner's request for sanctions, request to compel, and/or request for a state bar  
25 referral is **denied**.

26 Petitioner's request to issue an adverse-inference warning to Respondent is  
27 **tabled**, pending hearing in the above-captioned matter.

28 Done this day, July 14, 2025.

29  
30 **Office of Administrative Hearings**

Office of Administrative Hearings  
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Phoenix, Arizona 85007  
(602) 542-9826

/s/ Jenna Clark  
Administrative Law Judge

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

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By: OAH Staff