

SUPERIOR COURT OF ARIZONA
MARICOPA COUNTY

CV 2023-096192

04/03/2024

HONORABLE RODRICK COFFEY

CLERK OF THE COURT
L. Mooney
Deputy

A Z N H REVOCABLE TRUST

JOHN SULLIVAN

v.

SUNLAND SPRINGS VILLAGE
HOMEOWNERS ASSOCIATION

MEGAN E RITENOUR

JUDGE COFFEY

UNDER ADVISMENT RULING

At the conclusion of the hearing on April 2, 2024, the Court took under advisement the parties' Joint Statement of Discovery Dispute. After carefully considering the parties' filing and the arguments presented on April 2, 2024,

IT IS ORDERED that by no later than April 30, 2024, for the time period of January 1, 2023 through April 1, 2024, Defendant shall produce to Plaintiff the following documents or records as they are kept in the usual course of business:

1. All notices of all Board of Directors meetings;
2. All agendas of all Board of Directors meetings; and,
3. All minutes of all Board of Directors meetings.

When complying with the above, the Defendant may only redact from such documents or records:

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1. Names and addresses of any member of the Sunland Springs Homeowners Association who have any matter under consideration by the Board of Directors in closed sessions;
2. Names and addresses of any employee (or contracted employee) of the Sunland Springs Homeowners Association who have any matter under consideration by the Board of Directors in closed sessions;
3. Personal, health or financial records of an individual member of the association, an individual employee of the association or an individual employee of a contractor for the association, including records of the association directly related to the personal, health or financial information about an individual member of the association, an individual employee of the association or an individual employee of a contractor for the association;
4. Records relating to the job performance of, compensation of, health records of or specific complaints against an individual employee of the association or an individual employee of a contractor of the association who works under the direction of the association;
5. Discussions or deliberations by members of the Board of Directors in closed sessions; and
6. Communications from or to an attorney engaged to provide legal services to the Sunland Springs Homeowners Association.

When complying with the above, the Defendant shall not redact any information that is reasonably necessary to inform the Plaintiff of the matters to be discussed or decided at any Board of Directors meeting, and Defendant shall not redact any information disclosing the voting or other official actions by the Board at any such meeting.

IT IS FURTHER ORDERED that Plaintiff shall not allow anyone other than its Trustees, its attorneys, the Court, court reporters, deponents at depositions or expert witnesses retained by Plaintiff to assist it in this lawsuit, to view these documents unless they are given written permission to do so by Defendants' attorneys or the Court.