

Exhibit A

to Plaintiff's Memorandum
Supporting Summary Judgement

Atty. JOHN SULLIVAN
1909 E. Ray Rd., Suite 9198
Chandler, Arizona 85225
(480) 818-5070
Bar No. 023018
Attorney for Plaintiff

**IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA**

AZNH REVOCABLE TRUST,
by and through
JOHN and SUSAN SULLIVAN,
TRUSTEES, REAL PARTIES IN
INTEREST

Plaintiff

v.

SUNLAND SPRINGS VILLAGE
HOMEOWNERS ASSOCIATION,

Defendant

No. CV2023-096192

Affidavit of
Susan B. Sullivan

In Her Capacity as Trustee
of AZNH Revocable Trust

Tier 2 Case

Assigned to:
Honorable Rodrick Coffey

1 I am Susan B. Sullivan, Trustee of AZNH Revocable Trust, and I hereby solemnly affirm the
2 following is true to the best of my knowledge and belief, and under penalty of perjury:

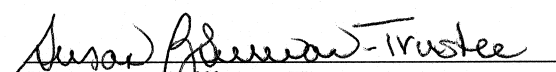
- 3 1. I am a Trustee of AZNH Revocable Trust with a principal place of administration in
4 Gilford, N.H.
- 5 2. The Trust regularly receives email from Sunland Springs Village Homeowners
6 Association (“HOA”) originating from Ms. Kathy Fowers (the Community Manager).
- 7 3. On or about August 14, 2024, and September 6, 2024, the AZNH Revocable Trust
8 received the attached Exhibit A and Exhibit B (each marked: “Executive Session
9 Agenda”) from Ms. Fowers at the Trust email address which has been provided by the

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Trust to the HOA for purposes of receiving messages, notifications and email from the HOA.

4. I am greater than eighteen years of age and competent to testify to the facts herein.
The affiant says nothing further.

Dated: Sept. 24, 2024



Susan B. Sullivan, Trustee
AZNH Revocable Trust



Exhibit A to Affidavit



SUNLAND SPRINGS VILLAGE Board of Directors Executive Session Meeting

August 16, 2024 2:30 PM
Superstition Room
11214 E Laguna Azul Cir
Mesa, AZ 85209

BOARD OF DIRECTORS MEETING - EXECUTIVE SESSION AGENDA

Disclosure: Per Arizona State Statute 33-1248 (condo) or 33-1804 (single family homes): Any portion of a meeting may be closed only if that portion of the meeting is limited to consideration of one or more of the following:

1. *Legal advice from an attorney for the board or the association. On final resolution of any matter for which the board received legal advice or that concerned pending or contemplated litigation, the board may disclose information about that matter in an open meeting except for matters that are required to remain confidential by the terms of a settlement agreement or judgment.*
2. *Pending or contemplated litigation.*
3. *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, 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, including: delinquency, collections or violations of the Community Documents.*
4. *Matters 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. *Discussion of a unit owner's appeal of any violation cited or penalty imposed by the association except on request of the affected unit owner that the meeting be held in an open session.*

I. CALL TO ORDER

II. MINUTES

III. § 33-1804.1 LEGAL ADVICE

IV. § 33-1804.2 PENDING OR CONTEMPLATED LITIGATION

V. § 33-1804.3 PERSONAL/HEALTH/FINANCIAL INFORMATION ABOUT INDIVIDUAL MEMBER OR EMPLOYEE OF CONTRACTOR

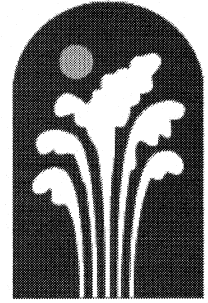
VI. § 33-1804.4 MATTERS OF JOB PERFORMANCE/COMPENSATION/HEALTH, OR COMPLAINTS OF EMPLOYEE OF CONTRACTOR

VII. ADJOURNMENT



FirstService
RESIDENTIAL

Exhibit B to Affidavit



SUNLAND SPRINGS VILLAGE **Board of Directors Executive Session Meeting**

September 9, 2024 10:00 AM
Superstition Room
11214 E Laguna Azul Cir
Mesa, AZ 85209

BOARD OF DIRECTORS MEETING - EXECUTIVE SESSION AGENDA

Disclosure: Per Arizona State Statute 33-1248 (condo) or 33-1804 (single family homes): Any portion of a meeting may be closed only if that portion of the meeting is limited to consideration of one or more of the following:

- 1. Legal advice from an attorney for the board or the association. On final resolution of any matter for which the board received legal advice or that concerned pending or contemplated litigation, the board may disclose information about that matter in an open meeting except for matters that are required to remain confidential by the terms of a settlement agreement or judgment.*
- 2. Pending or contemplated litigation.*
- 3. 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, 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. Including: delinquency, collections or violations of the Community Documents.*
- 4. Matters 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. Discussion of a unit owner's appeal of any violation cited or penalty imposed by the association except on request of the affected unit owner that the meeting be held in an open session.*

I. CALL TO ORDER

II. MINUTES

III. § 33-1804.1 LEGAL ADVICE

IV. § 33-1804.2 PENDING OR CONTEMPLATED LITIGATION

V. § 33-1804.3 PERSONAL/HEALTH/FINANCIAL INFORMATION ABOUT INDIVIDUAL MEMBER OR EMPLOYEE OF CONTRACTOR

VI. DELINQUENCY REVIEW

VII. NON-COMPLIANCE

VIII. ADJOURNMENT