

1 Lisa Marx
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6 Representing self

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

9
10 Lisa Marx
11 Plaintiff,

Case No. CV 2025-012980

12 vs.

13 Tara Condominiums Association, Inc.,

**DECLARATION OF LISA MARX IN
SUPPORT OF PLAINTIFF'S
MOTION FOR PARTIAL
SUMMARY JUDGMENT
(Claims 40 and 85; 41 and 86;
51 and 95; 53 and 97)**

Honorable Adele Ponce

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18 **DECLARATION OF LISA MARX**

19 I, Lisa Marx, declare as follows:

20 **1.** I am the Plaintiff in this action. I make this declaration in support of Plaintiff's
21 Motion for Partial Summary Judgment and Separate Statement of Facts. I have personal
22 knowledge of the facts stated below and, if called as a witness, could and would
23 competently testify to them.
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- 1 **2.** I am an owner of a unit in, and a member of, the Tara Condominiums
2 Association (the “Association”), and I am subject to its Declaration, By-Laws, and
3 Articles of Incorporation.
- 4 **3.** I own Unit 5, Tract G, of Tara Condominiums, together with an undivided
5 1/50th interest in the common area of Tract G, by Warranty Deed, a true and accurate
6 copy of which is Exhibit A.
- 7 **4.** I attended and audio-recorded the June 15, 2024 Board meeting, the October 12,
8 2024 and October 19, 2024 Budget Committee meetings, and the February 8, 2026 Board
9 meeting. The transcripts of those recordings that I have submitted as exhibits are true
10 and accurate transcriptions of the recordings I made.
- 11 **5.** I have reviewed the Association’s complete document production in this action,
12 including all Board meeting notices, agendas, minutes, financial records, and vouchers
13 produced in response to my records requests. That production contains no meeting
14 notice, agenda, minutes, motion, or Board vote authorizing (a) the Budget Committee’s
15 development of the 2025 budget before the two draft budgets were circulated to
16 committee and Board members on October 10, 2024; or (b) any 2025 landscaping,
17 irrigation, or maintenance work or expenditure on the common elements, including the
18 June 2025 gypsum application paid to Lopez Lawn Service, the drip-system and
19 sprinkler repairs, the September 2025 porch-light purchase, the November 2025
20 concrete patching, and the digging and maintenance work performed by Mark
21 Gottmann and Dennis Anderson.
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1 6. The only record the Association provided me concerning the Budget Committee
2 was the introduction of the committee and its members in the June 15, 2024 Board
3 meeting notice and minutes. The Association never provided me any Board vote, or
4 any committee-meeting minutes, establishing or authorizing the membership of the
5 Budget Committee.
6

7 I declare under penalty of perjury that the foregoing is true and correct.

8 Executed on July 21, 2026.

9 /s/Lisa Marx

10 Lisa Marx, Plaintiff Pro Se

11 **CERTIFICATE OF SERVICE**

12 I certify that on July 21, 2026, a true copy of the foregoing was served via e-file to the
13 Court and Defendant's Counsel and by email on counsel for Defendant:

14 Chuck Oldham — Chuck.Oldham@chdblawn.com

15 Ari Bowhay — Ari.Bowhay@chdblawn.com
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